

# Worcester Redevelopment Authority

Vincent A. Pedone  
Chairman

Michael E. Traynor  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, February 14, 2020

8:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
David Minasian, Vice Chair  
Michael Angelini  
Jennifer Gaskin  
Sumner Tilton (8:20 am)

#### *Staff*

Michael Traynor, Chief Development Officer  
Jennifer Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
John Odell, Energy & Asset Management  
Greg Ormsby, Office of Economic Development  
Jane Bresnahan, Office of Economic Development  
Amanda Gregoire, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on Friday, February 14, 2020.

### 1. Call to Order

Chairman Pedone called the meeting to order at 8:04 A.M.

### 2. Roll Call

Mr. Traynor called the roll.

### 3. Approval of Minutes: December 13, 2019

Chairman Pedone asked for a motion to approve the minutes. The minutes were approved 4-0.

### New Business

Chairman Pedone took Items #4, #5, #6, #7, #8, #9, #10 and Item #11 out of order because Mr. Tilton cannot participate on these items and he recused himself from each one.

4. **Authorize execution of Amendment No. 7 to the Consulting Services Agreement with BSC Group, Inc., related to the implementation of certain urban renewal activities associated with the Canal District Ballpark Project in the not-to-exceed amount of \$42,020.00.**

Mr. Traynor explained that this is for additional relocation expenses for a couple of businesses.

Mr. Angelini offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 7, in the not to exceed amount of Forty Two Thousand, Twenty Dollars and no cents (\$42,020.00), to the Consultant Services Agreement dated August 15, 2014, with BSC Group, Inc., for the purposes of assisting with the implementation of urban renewal activities associated with the Canal District Ballpark Project.**

Ms. Gaskin seconded the motion.

The motion carried 4-0.

5. **Authorize the payment of \$40,880.06 for the relocation of a National Grid service pole from 62 Washington Street to 7 Gold Street associated with the Canal District Ballpark Project, and authorize the execution of a deed of easement for the relocated pole.**

Mr. Traynor explained that this is to relocate a pole from 62 Washington Street to 7 Gold Street.

Mr. Angelini recused himself from the vote.

Ms. Gaskin requested an explanation of the cost of the relocation. Mr. Traynor referred to the backup included with the vote and said National Grid provided the cost for the relocation, which also includes associated wiring, removal of existing pole and placement at new location.

Mr. Minasian offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a deed of easement for relocation of a National Grid service pole from 62 Washington Street to 7 Gold Street and to authorize a relocation payment of Forty Thousand, Eight Hundred Eighty Dollars and Six Cents (\$40,880.06).**

Ms. Gaskin seconded the motion

The motion carried 3-0.

6. **Authorize the execution of a deed of easement for National Grid through a portion of 45 Green Street for the purpose of supplying electrical power for the**

**redevelopment of the parcel and for power to the so-called Left Field Office Building to be constructed by Madison Downtown Holdings, LLC and to CSX.**

Mr. Traynor explained that is for an easement that will be formally located in the near future but asked for the Board's authorization to grant it at this time.

Ms. Gaskin offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a deed of easement for National Grid through a portion of 45 Green Street for the purposes of supplying electrical power for the redevelopment of the parcel and for power to so-called Left Field Office Building to be constructed by Madison Downtown Holdings, LLC and to CSX.**

Mr. Minasian seconded the motion.

The motion carried 4-0.

**7. Authorize the acceptance of a deed conveying 45 Green Street, the former General Pickett Municipal Parking Lot from the City of Worcester to the Worcester Redevelopment Authority**

Mr. Traynor informed the Board that this is the former Picket Municipal Parking Lot, which will be developed to create a gateway into the ballpark as well as a public gathering space and a container park for retail opportunities, all in conjunction with the ballpark project.

Ms. Gaskin offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to accept a deed conveying 45 Green Street , the former General Pickett Municipal Parking Lot, from the City of Worcester to the Worcester Redevelopment Authority.**

Mr. Minasian seconded the motion.

The motion carried 4-0.

**8. Authorize the execution of a Land Disposition Agreement with Churchill James, LLC, or its nominee, and authorize the execution of a quitclaim deed for the conveyance of 5, 7, 8 Gold Street, 85 Green Street and 2 Plymouth Street**

Mr. Traynor explained that these are the excess properties acquired as part of the Bafaro/Rasnack properties acquisition agreement. The buyer is paying the same amount that the WRA paid to acquire all the properties.

Ms. Gaskin offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a Land Disposition Agreement with Churchill James, LLC, or its nominee; and Be it further voted, that the Worcester Redevelopment Authority**

**hereby authorizes its chair or vice-chair to execute a quitclaim deed for the conveyance of 5, 7, and 8 Gold Street, 85 Green Street and 2 Plymouth Street.**

Mr. Minasian seconded the motion.

The Motion carried 4-0.

- 9. Authorize the execution of Amendment No. 5 to the Downtown Urban Revitalization Cooperation Agreement between City of Worcester and Worcester Redevelopment Authority in the amount of Three Million, Five Hundred Thousand Dollars and No Cents (\$3,500,000.00) for the design and construction of the ballpark, the structured parking garage, and public infrastructure improvements**

Mr. Traynor explained that the amendment is for the Ballpark project.

Mr. Angelini offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment 5 to the Downtown Urban Revitalization Cooperation Agreement between city of Worcester and Worcester Redevelopment Authority in the amount of Three Million, Five Hundred Thousand Dollars and No Cents (\$3,500,000.00) for the design and construction of the ballpark, the structured parking garage, and public infrastructure improvements.**

Ms. Gaskin seconded the motion.

The motion carried 4-0.

- 10. Authorize the execution of an agreement for insurance services with Sullivan Insurance Group, Inc. relative to Builder's Risk Insurance and Owner's Protective Professional Indemnity and Liability Insurance for the Canal District Ballpark Project in the total amount of \$269,589.76 (Builder's Risk-\$166,324; OPPI-\$103,265.76)**

Mr. Angelini inquired as to the process the WRA follows to obtain insurance and the insurance carrier. Ms. Beaton informed the Board that there is no requirement to bid for insurance services requests for offers were sought from other insurance companies. This was the most coverage and premiums of the solicited offers. Mr. Angelini inquired as to how are we assured that we obtained the best policy? Ms. Beaton explained that seven to ten carriers submitted proposals.

Mr. Minasian offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an agreement for insurance services with Sullivan Insurance Group, Inc. relative to Builder's Risk Insurance and Owner's Protective Professional Indemnity and Liability Insurance for the Canal District Ballpark Project in the total amount of Two Hundred Sixty Nine Thousand, Five Hundred Eighty Nine Dollars and Seventy Six Cents (\$269,589.76).**

Ms. Gaskin seconded the motion.

The motion carried 4-0.

**11. Authorize execution of Amendment No. 2 to Preliminary Engineering/Construction Agreement with CSX relative to the Polar Park Project in the amount of \$11,000.00**

Mr. Minasian offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 2 to the Preliminary Engineering/Construction agreement with CSX relative to the Canal District Ballpark Project in the amount of Eleven Thousand Dollars and No Cents (\$11,000.00).**

Ms. Gaskin seconded the motion.

The motion carried 4-0.

**12. Canal District Ballpark Project workforce diversity and inclusion reports for November 2019, December 2019 and January 2020.**

Mr. Tilton arrived at the meeting, Chairman Pedone advised Mr. Tilton that Item #12 was being discussed; Mr. Tilton was recused from the conversation.

Ms. Danielle Skilling from The Joint Venture of Gilbane-Hunt (JV) provided the Board with an update. The percentage of Worcester residents working on the Project is slightly over 22% and trending in right direction. As more contractors come onboard we should reach the goal of 25% quickly. The number of people of color is slightly lower than it was but is trending back in the right direction. With respect to women, the participation is 11%, which is above our goal of 6.9%. Ms. Gaskin noted the significant improvement from the last report. Ms. Gaskin inquired as to what type of outreach the contractors do with the community in order to assist in aiding these numbers in the upward trend. Ms. Skilling explained that every contractor, before they come onsite are informed about the Building Pathways and Youth Build programs and Worcester Vocational High School and we try to guide them and identify places they can go to in order to increase the diversity of their workforce. Ms. Gaskin inquired if this is an ongoing conversation. Ms. Skilling said yes, I maintain an ongoing relationship with the contractors. Mr. Minasian congratulated Ms. Skilling and said it is looking really good and that he is excited about where we are.

Ms. Skilling also informed the Board about a new Policy Group on Tradeswomen Issues. It is a multi-stakeholder collaboration which brings together owners, subcontractors, contractors, representatives from the schools, community groups and anyone who has interest in diversifying the construction industry. Ms. Skilling is a co-convener of the Central and Western Massachusetts version of this group. The first Worcester meeting was held on Wednesday and it was well attended

**Chairman Pedone took Item #13 – Financial Report, out of order**

**13. Financial Update Report  
Report on Prior Month's Executed Contracts and Payments  
Report on Downtown Urban Revitalization Plan Expenditure**

Ms. Cahill presented the financial report. She informed the Board that the expenses for the period of December 11, 2019 through February 11, 2020 the WRA incurred a total of \$8,163,413.13. Of this amount approximately \$325,000.00 was for operating costs, approximately \$622,000.00 was Cannabis Commission costs, approximately \$178,000.00 was FTA funded reimbursable repairs to Union Station and \$7 million in Ballpark related expenses.

**1. Authorize Issuance of a Certificate of Completion for 61 Myrtle Street (New Salem Street Land Assembly and Redevelopment Project Area - 1968)**

Mr. Traynor explained that this is to clear the title for the YWCA parcel which was conveyed under the New Salem Street Urban Renewal Plan from the 1960s. In the deed, after the required improvements were made Certification of Completion was supposed to have been issued and recorded but there is no recorded Certificate.

Mr. Minasian offered the following motion:

**Voted that the Authority hereby authorizes its chair or vice-chair to issue and execute a Certificate of Completion for 61 Myrtle Street (New Salem Street Land Assembly and Redevelopment Project Area-1968).**

Ms. Gaskin seconded the motion.

The motion carried 5-0.

**2. Authorize the execution of Change Order #2 to the contract between the Worcester Redevelopment Authority and APC Development Group, Inc., relating to the Misc. Renovations project in the amount of \$17,177.99**

Mr. Odell informed the Board that this is for miscellaneous renovations to the Union Station Police substation and corridor work along with the parking garage. The costs are related to extensive damage/leakage and the amount of repairs that need to be done has expanded. Ms. Gaskin asked if this is to complete the work. Mr. Odell explained that this is additional work but it will not be the last change order. He said we are halfway through this work and a number of panels have been discovered in need of replacement that weren't expected and some the gutters that were to be expected to be reused cannot be. Mr. Odell further explained that these are ongoing maintenance costs for the building which are eighty percent recouped through FTA. Mr. Angelini made note of the fact that there are constantly unanticipated additional costs to the building.

Mr. Tilton offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 2 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group Inc., relative to the Miscellaneous Renovations project at Union Station in the not to exceed amount of Seventeen Thousand, One Hundred Seventy Seven Dollars and Ninety Nine Cents (\$17,177.99).**

The motion carried on a 5-0 roll call vote.

3. **Authorize the execution of Change Orders #4 and #5 to the contract between the Worcester Redevelopment Authority and APC Development Group, Inc., relating to the Cannabis Control Commission Headquarters project in the total sum of \$59,129.98 (Change Order #4-\$22,839.52; Changer Order #5-\$36,290.46)**

Mr. Tilton offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Orders No. 4 and No. 5 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group Inc., relative to the Cannabis Control Commission headquarters project at Union Station in the total not to exceed amount of Fifty Nine Thousand, One Hundred Twenty Nine Dollars and Ninety Eight Cents (\$59,129.98).**

The motion carried on a 5-0 roll call vote.

14. **Status Reports:**

**Union Station – Vendor & Maintenance Performance  
Union Station – Miscellaneous Renovation Projects  
Urban Revitalization Plan  
Midtown Mall**

In the Board's packet was an RFI for the Midtown Mall jointly issued by Mr. Lana and the Worcester Business Development Corporation (WBDC), which was discussed at the December meeting, as well as a letter from the WBDC explaining their involvement and their opinion on the outcome of the lack of bids or interest developers. Mr. Angelini said the WBDC letter was informative and suggests there should be further study of the use of the building before making significant alterations to the façade. Ms. Gaskin agreed, Mr. Angelini inquired if Mr. Traynor has had any recent discussions with Mr. Lana. Mr. Traynor replied no, he had not but knows that Mr. Lana was recently before the Historical Commission was denied the waiver; the waiting period will be up September 20, 2020. Mr. Traynor said he will invite Mr. Lana to the next meeting. Mr. Angelini asked that Mr. Lana respond to the WBDC letter or be prepared to respond at the meeting. Chairman Pedone in a recent conversation suggested that he work with a professional development company.

Mr. Traynor informed the Board that the owners of the Great Wall received a temporary occupancy permit to open the restaurant and applied for a common victuallers license. However they failed to have the Health Department complete and inspection prior to the License Commission meeting. They have since passed that inspection and at the next License Commission hearing they expect to receive their license to open the restaurant. They have not advanced their plans on the upper floors or the façade. Mr. Traynor informed the Board that received an email regarding the update and will provide it at the next meeting.

Mr. Odell informed the Board that the timeline for completion of the Police Substation is sometime between the end of March and beginning of April.

**15. Adjournment**

There being no further business, the meeting adjourned at 8:49 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer