

# Worcester Redevelopment Authority

Michael P. Angelini  
Chair

Peter Dunn  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Thursday, March 7, 2024

9:00 A.M.

Worcester, MA 01608

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 230 784 713 798

Passcode: gckzZD

**Or call in (audio only)**

[+1 469-998-7682](#)

Phone Conference ID: 889 943 760#

### Present:

#### *Worcester Redevelopment Authority Board*

Michael Angelini, Chair  
David Minasian, Vice Chair  
Richard Burke ((9:15 a.m.)  
Sherri Pitcher

#### *Staff*

Peter Dunn, Chief Executive Officer  
Michael Traynor, City Solicitor  
Julie Lynch, Chief of Public Facilities  
Paul Morano, Office of Economic Development  
Greg Ormsby, Office of Economic Development  
Victoria Porteiro-Cejas, Office of Economic Development  
Rachel Pressey, Office of Economic Development  
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 9:00 A.M. on Thursday, March 7, 2024

### 1. Call to Order

Chair Angelini called the meeting to order at 9:04 A.M.

### 2. Roll Call

Mr. Dunn called the roll – Ms. Pitcher, Mr. Minasian, and Chair Angelini

### 3. Approval of Minutes: February 8, 2024

Mr. Minasian made a motion to approve the minutes of February 8, 2024.

Chair Angelini seconded the motion.

The minutes were approved on a 3-0 roll call.

## **New Business**

Chair Angelini deferred Item 1.

### **2. Authorize execution of Amendment No. 2 to the Memorandum of Agreement between the WRA and the MBTA relative to FFY2021 Federal Transit Administration funds.**

Mr. Dunn provided background on the funding source and MOA. Amendment No. 2 being presented to the Board would authorize the remaining \$2.945 million in FFY2021 funding to the MBTA for additional work around Union Station, primarily waterproofing. That would come with a 20% (\$737,000) match requirement.

Chair Angelini asked about a past survey that was done to determine what was necessary in order to solve the waterproofing problem and thought that the WRA had already entered into an agreement with MBTA to complete that work. Ms. Lynch, responded that Lamoureux Pagano Associates, a local architectural firm, assessed waterproofing issues at Union Station. The city provided some ad hoc repairs at the station to mitigate the water infiltration. The proposed repairs are addressing the worst areas on the elevated sidewalks at the southeast side of the building and the west plaza from the outside in, the proper way to perform waterproofing. LPA's report identifies the issues, and the city was never able to allocate the funding to perform this work properly. In order to do it properly, it requires a lot of coordination with the railroad due to the right-of-way.

Chair Angelini asked why the work was not completed the proper way the first time. Ms. Lynch surmised it was a funding issue as well as coordination with railroad and potential disruption to train service.

Mr. Minasian asked if this is out of the scope of work under the current contract with Judlau (MBTA contractor). Ms. Lynch confirmed a change order is needed to their current contract.

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 Memorandum of Agreement between the Worcester Redevelopment Authority and Massachusetts Bay Transportation Authority, dated September 22, 2021, concerning accessibility and side platform plaza work, to increase the contract price from \$7,226,619.00 to \$10,171,980.00 for an increased scope of waterproofing work.**

Ms. Pitcher seconded the motion.

The motion was approved on a 3-0 roll call.

**3. Authorize execution of Amendment No. 4 to the Design Services Agreement with Nault Architects, Inc. in the amount of \$56,890.**

Mr. Dunn described the scope of the item. Chair Angelini asked why an architect is being contracted to design the sprinklers. Ms. Lynch advised the architect is working with Hallam Engineering on HVAC upgrades, fire alarm upgrades and sprinklers, dealing with all the MEP fire protection issues and not unusual. The architect orchestrates the work of all designers.

Chair Angelini asked how much the architect is getting paid. Ms. Lynch advised she would confirm the number. Chair Angelini asked for further clarification in the interest of managing the public funds. Ms. Lynch advised the architect oversees subconsultants and does receive a markup for that responsibility and coordination. Chair Angelini questioned whether the architect is acting more like a construction manager rather than an architect. Ms. Lynch advised the architect is the designer of record that is hiring subconsultants (engineers) as needed, which does involve oversight of construction administration.

Mr. Dunn interjected that in the packet there is a breakdown of the Hallam cost as well as the Nault cost. He also drew reference to the role DAIQ had overseeing various subconsultants for the Polar Park project and their contract with the WRA. Chair Angelini appreciated the additional information.

Mr. Dunn further described the cost breakdown for the toilet room work. Chair Angelini recollected that this design work may have been approved previously. Ms. Lynch referenced additional scope that was included and timing of the bid. Chair Angelini asked for the estimated construction costs. Ms. Lynch advised she would need to confirm. Chair Angelini advised it would be useful to have a full appreciation in the future of the project status when an amendment is requested to better understand what is changing. Ms. Lynch confirmed the estimated cost of construction is \$128,250. Mr. Dunn appreciated the recommendation from Chair Angelini.

Ms. Pitcher offered the following motion.

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a purchase order in the not-to-exceed amount of Forty Thousand, Nine Hundred Sixty-Nine Dollars and twenty cents (\$40,969.20) for the procurement of Simplex 4100ES fire alarm control panel components using MA COMBUYS Contract TRD-03.**

Mr. Minasian seconded the motion.

The motion was approved on a 4-0 roll call.

**4 Authorize execution of a contract with Johnson Controls Fire Protection LP in the amount of \$40,969.20.**

Mr. Dunn explained Item 4 and Item 5. Item 4 requests authorization to execute of a contract with Johnson Controls Fire Protection LP in the amount of \$40,969.20, Item 5 requests authorization to issue of a request for proposals for fire alarm panel repair work. Mr. Dunn described that Ms. Lynch's team has identified urgent repairs that are needed while the longer-term project is playing out. Item 4 with Johnson Controls Fire Protection

LP is being procured under a State-wide contract for \$40,969.20. Item 5 is the contractor to install the materials. Ms. Lynch confirmed that this is needed for interim repairs.

Mr. Minasian asked why this repair needs to get done now instead of later with the larger project. Ms. Lynch advised there have been multiple issues with the existing fire alarm system and the MBTA is completing their project with a subpanel for the platform that needs to tie into the fire command center. Mr. Minasian asked for clarification that the tie-in for center platform project is not part of the scope of that contract. Ms. Lynch confirmed.

Mr. Minasian offered the following motion.

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 4 to the Design Services Agreement with Nault Architects, Inc. in the amount of Fifty -Six Thousand, Eight Hundred Ninety Dollars (\$56,890.00) relative to a Sprinklers Repairs Project (\$40,200.00) and a new Toilet Room Project (\$16,690.00) at Union Station.**

Ms. Pitcher seconded the motion.

The motion was approved on a 3-0 roll call.

**5. Authorize issuance of a Request for Proposals for fire alarm panel repair work.**

Mr. Minasian offered the following motion.

**Voted that the Worcester Redevelopment Authority hereby authorizes and requests its chief executive officer to solicit bids pursuant to M.G.L. c. 149, §§ 44A – 44H, inclusive, through the city of Worcester purchasing division, relative to the fire alarm panel repair work project at Union Station; and**

**Be It Further Voted, that upon the chief executive officer's determination of the lowest responsible and eligible bidder, the Authority hereby authorizes its chair or vice chair to execute a contract prepared by the Authority's legal counsel.**

Ms. Pitcher seconded the motion.

The motion was approved on a 3-0 roll call.

Items were voted collectively.

**6. Financial Update Report**

- a. Report on Prior Month's Executed Contracts and Payments**
- b. Report on Downtown Urban Revitalization Plan Expenditures**

Mr. Dunn advised for the period of February 26, 2024, to March 5, 2024, total expenditures were \$359,928.00 primarily for the operations of Union Station and referenced the larger line item for the unexpected electrical work that needed to occur.

**7. Status Reports**

- a. Union Station**
- b. Downtown Urban Revitalization Plan**

**c. The Cove**

**a. Union Station**

**b. Downtown Urban Revitalization Plan**

**c. The Cove**

Ms. Porteiro-Cejas provided an overview of the latest REIPP reports from The Cove project. Project had a completion rate of 48% with Worcester residents' goal of 25% at 23%. People of color the goal is 38% and currently at 70%. Woman goal is 10% and currently at 1%. The local subcontractor goal is 50% and currently at 17%. Ms. Porteiro-Cejas highlighted recently subcontractors coming onto the job and latest efforts of the general contractor to advance the goals. Mr. Minasian acknowledged the work and asked if why Prestige Construction is on the workforce report but not the M/WBE report. Mr. Minasian also asked what the legal entity name for Prestige Construction is – many companies with similar names. Ms. Porteiro-Cejas advised she would follow up with that additional information for Mr. Minasian. Ms. Porteiro-Cejas referenced that some of the subcontractors that were self-reporting on MWBE status have started to pursue certification with the state. Chair Angelini appreciated the report.

**1. Authorize Execution of Amendment 1 to the Commercial Lease Agreement with 961 Restaurants, LLC.**

Chair Angelini has a conflict and recused himself with respect to Item 1. Vice Chair Minasian introduced Item 1. Mr. Dunn acknowledged Attorney Borenstein representing the business owner of 961 Restaurant and Lounge, LLC.

Mr. Dunn provided a background on the lease that was executed in 2022 including a base term of five and one-half years, as well as two five-year extension options. Mr. Dunn described the intent to offer no rent commencement until the buildout was complete which was initially estimated for May 2023. The buildout was a bit more complicated and took a lot longer, which finished in December 2023 opening New Year's Eve. In this proposal there is a revised schedule that pushes the dates out to reflect the schedule that occurred with the buildout along with a minor modification to the operating hours. The HVAC in the space for the unit was out of date, not up to reflecting a majority of the cost at \$198,000. The tenant also incurred costs to move a sprinkler pipe The proposal in is to credit the \$228,000.00 against the rent for 2024 and 2025 which comes to \$128,000 or about \$64,000 a year. The remaining \$99,000 would be spread equally over the following three years. In the packet behind the vote is the draft amendment to review the tables that reflect the adjustment of the schedules along with the adjustments to the rent. Mr. Dunn acknowledged the success and activity generated by the new tenant.

Ms. Pitcher asked if the tenant would be opening for lunch. Mr. Borenstein advised his client is considering this as foot traffic increases at the station as well as avoiding potential disruptions with the remainder of the center platform work.

Ms. Pitcher offered the following motion.

**Be It Voted that the Authority hereby authorizes its chair or vice-chair to execute amendment number one to the Commercial Lease Agreement with 961 Restaurants,**

**LLC extending the term, adjusting the rent payments and providing for a replacement of the restaurant's pollution control system by July 1, 2024.**

Mr. Burke seconded the motion.

The motion was approved on a 3-0 roll call.

Mr. Dunn advised staff received feedback from a cleaning company that offered to provide recommendations regarding the scope of cleaning services at Union Station. Mr. Dunn suggested a more robust discussion at the next meeting. Chair Angelini appreciated the topic and urgency since the WRA is paying about \$47,000.00 a month. Chair Angelini asked about timing of when the contract would go to bid. Mr. Dunn advised he will coordinate with Ms. Lynch and the goal previously was to issue an RFP in April.

## **8. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 9:46 A.M.

Respectfully submitted,

Peter Dunn  
Chief Executive Officer