

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

Michael E. Traynor
Acting Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Friday, November 14, 2014

8:00 A.M.

City Hall, 455 Main Street

Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent A. Pedone, Chair
Steven Rothschild
Jennifer Gaskin
David Minasian
Robert Diaz

Staff

Michael E. Traynor, Acting Chief Executive Officer
Paul Morano, Director, Business Assistance, Office of Economic Development
John Odell, Director, City Energy and Asset Management Division
Jackson Restrepo, Office of Economic Development
Erin Cahill, WRA Financial Manager
Jane Bresnahan, Executive 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 November 14, 2014.

1. Call to Order

Acting Chief Executive Officer Michael Traynor called the meeting to order at 8:00 A.M.

2. Roll Call

Mr. Traynor called the roll.

Mr. Traynor advised the Board that a new item was added to the agenda *Conveyance of Washington Square Parcel*. New agendas were provided to the Board and meeting attendees.

3. Minutes of the October 31, 2014 Meeting and Executive Session Minutes

October 31, 2014 Meeting Minutes

Mr. Pedone asked the Board to review the minutes. Mr. Rothschild offered approval of the minutes with Mr. Diaz seconding the approval.

Executive Session Minutes

Mr. Minasian requested that “due diligence and background check on companies” be added to the minutes.

The minutes were approved by the Board on a 5-0 voice vote.

New Business

1. Annual Reorganization of Board

After discussion by the Board, Mr. Diaz offered the following motion:

Voted that the Worcester Redevelopment Authority hereby elects the following slate of officers for the 2014 fiscal year:

Vincent A. Pedone, Chair
Steven Rothschild, Vice-chair
David Minasian, Secretary

Ms. Gaskin seconded the Motion and it was voted 5-0 on a voice vote.

2. Private party offer to sell the Authority 1911 photos and drawings of Union Station

Mr. Traynor provided the Board with correspondence from James Jorgensen regarding an offer to purchase from his collection of historic photos and drawings of Union Station. Mr. Pedone noted the Board’s appreciation, and lack of funding to purchase the items and that Mr. Jorgensen work with the City Manager’s Office to see if they are interested in purchasing the photos and drawings.

3. Approval of Memorandum of Understanding Between WRTA and WRA Concerning Receipt and Use of Federal Transportation Administration Funds

Mr. Traynor advised the Board that the MOU between the WRTA and WRA is not quite finalized and should be ready for the December board meeting.

4. Creation of Citizens Advisory Committee for Downtown Urban Renewal Plan Process

Mr. Traynor advised the Board that the list is not complete and should be ready for the meeting in December. Ultimately, fifteen (15) names will be given to the City Manager, who will select eleven (11) to be forwarded to the Board for approval. Mr. Minasian asked if there was still time to submit names, Mr. Traynor stated names can still be submitted.

5. Conveyance of Washington Square Parcel

Mr. Traynor provided the Board with a proposed vote for the conveyance of the parcel of land shown on the attached plan as Parcel A.

Mr. Traynor advised the Board that discussions had taken place regarding the sale price and they have agreed to a price of One Hundred Fifty Thousand Dollars (\$150,000.00). Board members also discussed concerns about remediation to the site; local labor regulations; and Worcester residency requirements. Mr. Traynor stated that this is a two-step process and once an agreement is reached he will bring it to the Board for their approval.

Mr. Rothschild offered the following motion as written:

Voted that the Worcester Redevelopment Authority hereby requests its chief executive officer and chief legal counsel to negotiate a Terms of Conveyance agreement with First Bristol Corporation, or its designee, for the conveyance of the parcel of land shown on the attached plan as Parcel A, for the price of One Hundred Fifty Thousand Dollars (\$150,000) and upon such other terms as are mutually agreed upon by the parties.

Provided, however, that the Terms of Conveyance shall include terms whereby First Bristol shall agree to assume all existing environmental liability on the parcel or which may have migrated off the parcel, and that First Bristol commits to make the jobs to be created available to Worcester residents and commits to ensure that a minimum percentage of full-time jobs are filled by Worcester employees over a term of years, and that First Bristol will use its best efforts to hire a minimum percentage of local contractors within a defined area.

Ms. Gaskin and Mr. Minasian seconded the motion, and it was voted 5-0 on a voice vote.

Other Business

8. Monthly Expenditure Report

Ms. Cahill reviewed with the Board the check detail and monthly comparison summary between October 3, 2014 and November 12, 2104. Expenses were \$53,913.34.

9. Updated Executed Contracts and Payments

Ms. Cahill provided an update on the payments for the Fixed Guideways Funded Capital Projects.

Board members discussed the trash problem behind Union Station. Mr. Odell said that he is working on enforcing clean for the area. Mr. Odell also noted that the new cleaning company is still on a probationary period.

There being no further business the meeting adjourned at 9:30 AM.

Respectfully submitted,

Michael E. Traynor,
Acting Chief Executive Officer