

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Peter Dunn
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Friday, March 11, 2022

9:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

CALL IN INFORMATION:

+1-415-655-0001 US Toll

Access Code: 2315 209 6523

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Michael Angelini
Jennifer Gaskin
Sumner Tilton

Staff

Peter Dunn, Chief Executive Officer
Alexis Delgado, WRA Finance Manager
Paul Morano, Office of Economic Development
Amanda Cornwall, 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 Friday, March 11, 2022

1. Call to Order

Mr. Dunn called the meeting to order at 9:02 A.M.

2. Roll Call

Mr. Dunn called the roll – Ms. Gaskin, Mr. Minasian, Mr. Tilton, Mr. Angelini and Chair Pedone. Chair Pedone advised all votes will be taken by roll call.

3. Approval of Minutes: February 11, 2022

Mr. Minasian made a motion to approve the minutes.

Mr. Angelini seconded the motion.

The minutes were approved 5-0 on a roll call.

New Business –

1. Polar Park and Garage project workforce diversity and inclusion report

Mr. Dunn introduced Ms. Skilling from Gilbane. Ms. Skilling reported current numbers. M/WBE is currently 17.1% no real change. Worcester residents 21%, People of Color 12%, Female 5%, which is on the Garage Project, which is 95% complete and have minimal hours with the project wrapping up.

Chair Pedone advised without objection the board accepts the report.

2. Financial Update Report

a. Report on Prior Month's Executed Contracts and Payments

b. Report on Downtown Urban Revitalization Plan Expenditures

Mr. Dunn as reported by Ms. Skilling and as we wind down the Garage Project and a major milestone about a week and a half ago receiving the Temporary Certificate of Occupancy for the Garage, we are in good shape for the start of the next baseball season, with a punch list and a couple of supply chain issues, and will bring us to a permanent Certificate of Occupancy later in the spring. In line with that, we look at total expenditures from February 9, 2022 through March 8, 2022 WRA expenditures were \$195,414.00, which is considerably less than when we have had more construction related expenses with both Polar Park and the Garage.

3. Status Reports

a. Union Station

b. Downtown Urban Revitalization Plan

Mr. Dunn explained work continues on the final lease negotiations with the two new prospective tenants with space across from Luciano's - the former Byblos space and the former café space on the ground floor. The Food Hub has been making considerable progress on their design plans and working on additional funding of what our goal is and making progress with Union Station tenancies. The primary urban revitalization plan update will come with the following item. Chair Pedone inquired about any updates discussed at the last couple of meetings regarding the bathroom situation, folks that are struggling with addiction or homelessness in Union Station. Mr. Dunn advised he believes it has improved not hearing from the tenants since the last meeting but he has personally been in the building three for four times within the last month and have not noticed any social behavioral issues at the station and did go into the restroom facilities and it seems to be improving and appreciate the update. Ms. Lynch is not present at the meeting due to no items on the agenda but I believe her team and the property manager along with the Worcester Police Department Substation and the Quality of Life Team have been working to address issues.

4. Requests Executive Session to Consider the Acquisition of Real Property at 484-500 Main Street

Chair Pedone Item 4 is a request for Executive Session to discuss the Denholm Building – 484-500 Main Street and entertain a motion to meet in Executive Session for the purposes of discussing the acquisition of property at 484-500 Main Street. Mr. Tilton is inquiring if he has to be recused from the meeting and was recused the last time the Denholm Building was being discussed as a manager of one and a Trustee of another foundation in the City that is helping with the funding of the move of six tenants in the Denholm Building to 18 Chestnut Street. Towards that end if you think I should be recused, or if not, I'll join you in the executive session. Chair Pedone advised Mr. Tilton it is your call. Mr. Tilton replied I am not sure if it is a conflict because I do not know what you are going to discuss. Several foundations in the city have gotten together and pooled money, a substantial pool of money to help some of those who are left in the Denholm Building to move on or move out. We cannot fund it all but we can fund some of it maybe half of it and then the fire hit. Mr. Tilton asked if you will be discussing the fire or the funding. Chair Pedone the motion will be about the acquisition of the property and having the discussion in an open session would put us at a disadvantage. Mr. Angelini replied to Mr. Tilton I understand what you are talking about, it seems to me that the relocation of tenants or financial assistance to the tenants is unrelated to what we will be discussing in executive session and my suggestion is join the session and if it becomes something else that we unanticipated than you can drop-off from the meeting.

Mr. Angelini offered the following motion:

Chair Pedone the motion is to meet in Executive Session for the purposes of discussing the acquisition of 484-500 Main Street – Denholm Building and the reasons meeting in Executive Session is the discussion in an open meeting would disadvantage the negotiations of the acquisition of this property. Mr. Dunn it would be the Board's intention to adjourn the meeting following the conclusion of the Executive Session and not reconvene in open session.

The motion was seconded by Mr. Minasian.

The item was approved on a 5-0 roll call.

5. Adjournment

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 9:12 A.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer