

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY
Tuesday, January 10, 2012
12:00 P.M.
Union Station – CMRPC Conference Room
2 Washington Square
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

John Donahue, Chair
Robert Diaz
Dick Eid

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Erin Cahill, Financial Manager, WRA
Jane Bresnahan, Executive Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on January 10, 2012.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:35 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the December 13, 2011 Meeting

On a motion by Mr. Eid and seconded by Mr. Diaz, the minutes were accepted on a 3-0 voice vote.

4. Discussion/Votes

a. Foster Street Parcel /Deed

Mr. McGourthy brought a deed for the Chairman's signature conveying three parcels of land deeding the property to the WRA in order to offer a lease agreement to the Worcester Regional Transit Authority for development purposes. Mr. McGourthy updated the Board on the proposed project noting that the WRTA may come before the City for a permit fee waiver. Mr. McGourthy noted that the construction start is still in the spring of 2012. Mr. Donahue also inquired about possibly having BoltBus work bus lines Peter Pan and Greyhound.

5. Other Business

a. *Monthly Expenditure Report*

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summaries noting an increase in natural gas costs.

b. *WRTA Monthly Update*

Taken with Item 4a.

c. *WBDC Partnership*

Mr. McGourthy informed the Board that the WBDC will meet on concepts next month and will be providing a copy of the strategic plan. Mr. McGourthy discussed with the Board the parking scenarios in and around the former Telegram & Gazette building noting the possible construction of a parking garage on Portland Street

b. *Letter of Interest – Wormtown Brewery*

Mr. McGourthy provided to the Board a copy of a letter of interest in leasing space for a brewery expansion in the area of the loading dock. Mr. McGourthy noted that there would be minimal build-out for the equipment. Mr. McGourthy will keep the Board informed of the Brewery progress.

c. *Maxwell Silverman's Banquet & Conference Center*

Mr. McGourthy informed the Board of a parking issue that took place that involved tenant vehicles illegally parking in front of the building and subsequently towed. Mr. McGourthy stated that a meeting was held with a representative from Maxwell's to discuss the situation and that three (3) passes for both Byblos and Maxwell's will be issued for employees. Mr. McGourthy also informed the Board that Maxwell's committed to removing the awning by the end of the month.

d. *Byblos Update*

Mr. McGourthy informed the Board that Byblos remains behind in its rent and will be making weekly payments in the amount of \$1,500.00 to bring the outstanding rent in the amount

of \$19,000.00 current. Board members inquired as to whether interest can be charged on the amount due. Board members also noted that the tenant must stay current with the monies due or be put in default.

There being no further business, the meeting was adjourned at 1:20 P.M.

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer