

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, June 12, 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 Thomas  
Richard Eid  
Robert Diaz

#### *City of Worcester*

Timothy McGourthy, WRA Chief Executive Officer  
Michael Traynor, Deputy City Solicitor  
Erin Cahill, Financial Manager, WRA  
Paul Morano, Business Assistance Director  
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 June 12, 2012.

### 1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:00 P.M.

### 2. Roll Call

Mr. McGourthy called the roll.

### **3. Minutes of the June 12, 2012 Meeting**

On a motion by Mr. Donahue and seconded by Mr. Diaz, the minutes were accepted on a 4-0 voice vote.

### **4. Discussion/Votes**

#### *a. New Board Membership*

Mr. McGourthy advised the Board that a new City Manager Board appointee was submitted to City Council on the June 5<sup>th</sup> agenda. The Council held the item without action. The new member will replace Mr. Eid whose term expired on April 15, 2011. The seat formerly held by Mr. Samuel Macintire is also vacant. Mr. Thomas, whose term expired April 15, 2012, will be in a holdover position until a replacement is found.

Mr. McGourthy reviewed with the Board members that the WRA Board is comprised of five members – four appointed by the City Manager without restrictions and one appointed by the State Department of Housing and Community Development. Vacancies on boards and commissions are advertised and applications are submitted by interested candidates to the City Manager's Citizen Advisory Council. The Citizen Advisory Council evaluates candidates for appointment to the various boards and commissions and the Committee then forwards the names of the candidates to the City Manager for his consideration.

Mr. McGourthy recognized and thanked Mr. Eid for his eleven years of service, commitment, and dedication to the WRA Board and presented him with a token of appreciation. Mr. Eid thanked the Board and the staff for their efforts.

#### *b. Spencer Savings Bank – ATM Lease Renewal Agreement*

Mr. McGourthy advised the Board that Spencer Savings Bank requested to exercise its option to renew its lease for the operation of an ATM machine in the Station for a period of one year. Mr. McGourthy approved the one-year extension and the annual fee of \$1,000 will be sent to the Authority.

### **5. Other Business**

#### *a. Monthly Expenditure Report*

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary noting that between May 5, 2012 through June 6, 2012 expenses were \$56,796.81. Ms. Cahill advised the Board that a check in the amount of \$11,688.10 was issued to the City for Architectural Services. Mr. McGourthy stated that a capital budget will be prepared for next year capital needs as well as ongoing capital projects. Mr. McGourthy also explained that they will be reviewing with the WRTA the FTA funds available in the summer of 2013 for the WRTA Transfer Station and offices.

Mr. McGourthy advised the board that the RFP for Building Management, which had been advertised in the Central Register, Telegram & Gazette, and online, received one response. The proposal will be reviewed and a recommendation will be brought before the Board at the

next meeting. Mr. McGourthy explained that in the interim security, cleaning and landscaping may need to be kept on a month-to-month basis.

*b. WRTA Monthly Update*

Mr. McGourthy and Mr. Traynor met with representatives of the WRTA to finalize the lease. Items are still being resolved including payment, certificate of occupancy, security, and signage design. Mr. McGourthy hopes to bring the lease agreement for recommendation at the next meeting and answers to questions that were raised during the discussion.

*c. Theatre District Initiative*

Mr. McGourthy advised the Board that the plan is still in draft form. WBDC received brownfield monies in the amount of \$200,000 to start clean up of the Telegram & Gazette building and is looking to work with the City to explore other grant opportunities. The Master Plan has been broken into two phases and Mr. McGourthy will update the Board when the draft is available for review.

*d. Tenant Updates*

All tenants are up-to-date with their rent.

The Engineer for Byblos Lounge has provided correspondence to the City's Code Enforcement Department to work on ventilation compliance. Mr. McGourthy advised that he will bring an update to the next meeting on the timelines for Code Inspection approval.

Mr. McGourthy informed the Board that he is in receipt of correspondence from Maxwell Silverman's requesting that the WRA remove the awning since Maxwell's will not open the patio area this season. Mr. McGourthy will bring an update to the Board once discussions take place regarding the correspondence.

*e. Wormtown Brewery*

Mr. McGourthy introduced Paul Morano, Director of Business Assistance, who updated the Board about Wormtown Brewery. The City's Architectural Services Division is working on the fitout of the space and Mr. Morano will meet with Wormtown to determine if a lease can be agreed upon. There was general discussion regarding the structure and elements of the lease. Mr. McGourthy will update the Board at the next meeting.

Board members also discussed the WRA properties in Washington Square and possible suggestions for future use.

Chairman Donahue thanked Mr. Eid for his dedicated service to the Board and wished him well.

There being no further business, the meeting was adjourned at 1:15 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer