

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, August 14, 2012

12:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Robert Diaz  
Robert Thomas  
Vincent Pedone  
Steven Rothschild

#### *City of Worcester*

Timothy McGourthy, WRA Chief Executive Officer  
Michael Traynor, Deputy City Solicitor  
Erin Cahill, Financial Manager, WRA  
Jane Bresnahan, Executive Office of Economic Development

#### *Members of the Public*

Stephen O'Neil, Administrator, Worcester Regional Transit Authority

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on August 14, 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.

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

Mr. McGourthy asked the Board to review the minutes. Mr. McGourthy noted that there was not a quorum of those present at the prior meeting o vote on the minutes so they would hold the approval until the next meeting.

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

#### *a. New Members*

Mr. McGourthy introduced new Board members Vincent Pedone and Steven Rothschild. Mr. Pedone was the former ten-term state representative for the 15th Worcester District. He served in the Legislature from 1993 until this past January, when he resigned to become Executive Officer of the Council of Presidents of the Massachusetts state university system. While a state legislator, Mr. Pedone played important roles in several key economic development initiatives in Worcester, including the redevelopment of Union Station, CitySquare, and the expansion of the CSX freight yard.

Mr. Rothschild is the Chairman, Chief Executive Officer, and Chief Financial Officer for Applied Interactive, LLC. He is the co-founder and operating management of the company that builds and then operates e-commerce specialty stores and lead generation sites. Mr. Rothschild is also an Adjunct Faculty/Professor of Innovations and Entrepreneurship at Clark University. Mr. Rothschild was the former Chairman/CEO/CFO of bulbs.com, Inc.

Mr. McGourthy noted that this was the first Board in some time to have full membership and that the City Manager and his team is looking forward to working with the WRA to take a more active role in the redevelopment of the City.

#### *b. Reorganization of Board – Election of Officers*

Mr. McGourthy advised the Board that new officers need to be elected at the meeting. Mr. Thomas recommended that they continue the tradition of rotating the officer positions. Mr. Donahue, who was not in attendance at the meeting, had agreed to pass on the Chair position to Robert Diaz who is currently Vice Chair. Mr. Pedone was elected Vice Chair and Mr. Rothschild was elected Secretary.

Mr. Thomas offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby elects the following slate of officers for the 2013 fiscal year:**

**Robert Diaz, Chair**

**Vincent Pedone, Vice-chair**

**Steven Rothschild, Secretary**

Mr. Pedone seconded the motion, and it was voted 4-0 on a voice vote.

Mr. McGourthy explained to the new Board members about the following votes regarding the budget for the WRA and the day to day issues managing and maintaining Union Station.

*c. Authorization to Modify FY12 Cooperation Agreement*

Mr. Diaz offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station cooperation agreement to reduce the loan by the city of Worcester to the Authority for the operation and maintenance of Union Station for fiscal year 2012, from the originally authorized amount of Four Hundred Twenty Thousand, One Hundred Twenty-eight Dollars (\$420,128.00) to Three Hundred Fifteen Thousand, Ninety-six Dollars (\$315,096.00).**

Mr. Pedone seconded the motion, and it was voted 4-0 on a voice vote.

*d. Authorization to execute FY13 Cooperation Agreement*

Mr. Rothschild asked several questions regarding the financials for the Station. Mr. McGourthy offered to provide him with past audit and balance sheets.

Mr. Thomas offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station cooperation agreement whereby the city of Worcester shall loan the Authority an additional Five Hundred Fifty-two Thousand, Seven Hundred Twenty Dollars (\$552,720.00) for the operation and maintenance of Union Station for fiscal year 2013.**

Mr. Pedone seconded the motion, and it was voted 4-0 on a voice vote.

**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 June 6, 2012 through August 9, 2012 expenses were \$161,167.38. Ms. Cahill advised the Board that a check in the amount of \$9,659.27 was issued to the City for Architectural Services for the proposed Wormtown project

design services. Mr. McGourthy noted for new members that expenses under \$25,000.00 do not require a Board vote.

*b. WRTA Monthly Update*

Mr. McGourthy introduced Stephen O'Neil, Director of the Worcester Regional Transit Authority. Mr. McGourthy and Mr. O'Neil stated that they are near agreement on the lease terms for the WRTA hub and administrative offices, and expect to seek a Board vote at the next monthly meeting. Mr. O'Neil stated that they are at a 25% construction phase with an anticipated March 2013 dedication.

*c. Theatre District Initiative*

Mr. McGourthy reviewed the status of the plan with the new Board members. There are ongoing conversations with the colleges and universities regarding a skating rink potential and conversations with the Worcester Public Library regarding its needs and considerations. The draft plan submitted previously to the board targeting the vision, planning process, analysis and blight in the area will be brought back before the Board for further discussion and review.

*d. Tenant Updates*

All tenants are up-to-date with rent.

Mr. McGourthy stated that no new information was available from Byblos Lounge and their efforts to address State and Local regulations for the use of hookahs within the space.

Mr. McGourthy provided the Board with a copy of correspondence related to Maxwell Silverman's request that the WRA remove the awning and reduce the rent, since Maxwell's does not intend to open the patio area this season as a result of nearby construction activity. Mr. McGourthy advised the Board that the lease added the patio area with no increase in rent and that the lease is very clear that the awning is to be removed by the tenant.

Mr. McGourthy also advised the Board that the Wormtown Brewery design was continuing well, that the proponent is pricing equipment, and that the goal was to release a construction bid by the end of September.

There being no further business, the meeting was adjourned at 1:05 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer