

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, June 11, 2013

3:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

John Donahue
Vincent Pedone
Steven Rothschild
Robert Thomas

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Michael Traynor, Deputy City Solicitor
Paul Morano, Director, Business Assistance
Erin Cahill, Financial Manager, Financial Manager, WRA
Chuck Burritt, Architect, DPW&P
Jane Bresnahan, Executive Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 3:00 P.M. on June 11, 2013.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 3:15 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the May 14, 2013 Meeting

Mr. McGourthy asked the Board to review the minutes. Mr. Thomas offered approval of the minutes with Mr. Rothschild seconding the approval.

4. Discussion/Votes

d.i. Wormtown Brewery Update

Mr. McGourthy asked the Board members to take Item 4.d.i. out of order and introduced Chuck Burritt, Architect with the City's Architectural Services Division, Department of Public Works & Parks and welcomed Paul Morano. Both updated the Board members on the issues surrounding the demise of the lease negotiations with Wormtown Brewery. Mr. Morano stated that they could not justify the numbers nor go out to bid again. Mr. Morano is working with Wormtown to find an alternative location.

Mr. Rothschild offered the following motion:

That the Worcester Redevelopment Authority hereby null and void the lease with Wormtown Brewery, LLC.

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

The Board noted that this decision was fiscally appropriate. Mr. McGourthy will notify City Council in an upcoming Economic Development Report.

a.i. FY14 Budget Discussion

Mr. McGourthy and the Board members discussed various scenarios for the proposed urban renewal area. Mr. McGourthy previewed the proposed FY14 budget focused on consulting support and one half-year position, both focused on planning, approvals, surveys and permits. Long term additions to the WRA Budget include funding for planning, engineering and land acquisition with the potential of dedicated staffing. Mr. McGourthy pointed out that as the scale of the proposed urban renewal area is determined the budget to prepare may need to be reevaluated due to the extent of necessary efforts.

b. Developed Land

Mr. McGourthy provided the board with a copy of a map depicting the metes and bounds of Parcel 1 in Washington Square which will allow the transfer from the city to the WRA. Mr. McGourthy advised that a council item will be prepared to go to City Council over the summer.

c. Undeveloped Land

c.i. Parking Discussion

Mr. McGourthy reviewed with the Board the Worcester Off-Street Parking Program (Open-Air Parking Lots and Commuter Rail Parking) in the Union Station area. There are seven total lots; four are closed and three are sometimes operational. Two lots are owned by the MBTA but managed by the City: one lot is currently used by Pat's Towing with 27 spaces and one is a closed lot with 56 spaces. The other lots under the highway are owed by the State with parking managed by the City. Various scenarios were discussed including valet parking, improvement to the lots, and possible opening of closed lots. At the present time the Board suggested making sure the existing lots are kept clean and plowed and that tenant needs are reviewed.

d. Union Station

d.i. Mr. McGourthy reviewed with the Board the City's new City Energy and Asset Management Division that will oversee the Station's maintenance and day-to-day operations as well as the ESCo program for the facility. The Department will focus on operations and capital improvements.

d.ii. Mr. Trifero discussed with Board members a visit by the Department of Homeland Security and subsequent meeting with Mike Dunn from CMRPC and Sgt. Daniel George from the Worcester Police Department. They will be looking at a video surveillance program, funded by a potential Federal grant. Once the plan has been completed a copy will be brought back to the Board for review.

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 8, 2013 and June 5, 2013 expenses were \$56,915.67. Ms. Cahill noted a reduction in capital and filming expenditures.

b. WRTA Monthly Update

c. Theatre District Initiative

Mr. McGourthy advised the Board that the Chair of the City's Economic Development Committee suggested that the Theatre District Master Plan may be heard in July by the Committee.

d. Tenant Updates

Mr. McGourthy provided the Board with the outcome of the meeting held with Selim Lahoud and Erin Cahill discussing outstanding arrearage including the possible plans to the corridor area. The Board asked the amount of arrearages to date without interest which totals \$21,652.44. The Board requested that Mr. Traynor send a default letter to the tenant demanding all outstanding arrearages by the date of the next Board meeting.

Mr. Rothschild offered the following motion:

The Worcester Redevelopment Authority voted to find Fusion Entertainment LLC in default for arrearages in the amount of \$21,652.44 and July 2013 monthly payment. If payment of all arrearages is not received, it is the Authority's intention to terminate the lease.

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

Board Members discussed changing the date of the July meeting. Members will be polled and a new date will be sent out.

There being no further business the meeting adjourned at 4:16 PM

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer