

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Acting Chief Development Officer
Acting Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, July 12, 2011

12:00 P.M.

Executive Office of Economic, Neighborhood & Workforce Development
44 Front Street, 5th Street
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Richard N. Eid, Chair
Robert L. Thomas
Robert Diaz

City of Worcester

Timothy McGourthy, WRA Acting Chief Executive Officer
David M. Moore, City Solicitor
Michael Traynor, Deputy City Solicitor
Thomas Zidelis, Chief Financial Officer
Dori Vecchio, Financial Manager, WRA
Rick Trifero, WRA Facilities Manager
Jane Bresnahan, Economic Development Division

Others in Attendance

Roberta Brien, WBDC
Julie Holstrom, WBDC
Michael Lanava, WBDC
Stephen Corridori, Worcester Resident

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on July 12, 2011.

1. Call to Order

Acting Chief Executive Officer Timothy McGourthy called the meeting to order at 12:30 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the May 10, 2011 Meeting

On a motion by Mr. Eid and seconded by Mr. Thomas, the minutes were accepted on a 3-0 voice vote. Mr. Eid asked Mr. Trifero if the awning installation had been completed at Maxwell's Luciano's Cafe on the upper level, Mr. Trifero informed the board the installation is complete.

4. Discussion/Votes Votes

Discussion – Item 4c.

Mr. McGourthy asked if Item 4c. could be taken out of order so that City Solicitor David Moore could make an urban renewal presentation to the board.

Mr. McGourthy reviewed with the board the partnership between the City and the Worcester Business Development Corporation (WBDC), and the WRA in order to prepare a master plan and study of an area downtown that will include the Hanover Theater District, Mechanics Street, Francis McGrath Boulevard, Myrtle Street and High Street.

Mr. Moore described the urban renewal program first with a summary of the Medical City Urban Renewal Project the last urban renewal project in the city. Mr. Moore continued with a summary of the urban renewal plan which is a statutory program that allows municipalities through their WRA to develop urban renewal projects by providing municipalities the opportunity to redevelop deteriorated areas by promoting economic development needed to attract and support private investment. Mr. Moore explained that the WRA is an independent body and is not an agency of a municipality allowing more autonomy in planning and implementing redevelopment and revitalization projects. Mr. Moore explained that there was originally a federal mandate to eliminate blight from inner cities but that program no longer exists although redevelopment authorities still play a role under Massachusetts laws. Mr. Moore stated that WRA's have the power to establish rehab and design standards, assemble and dispose of land including taking of real estate through eminent domain, relocating business on urban renewal sites, demolishing or rehabbing substandard structures, issue bonds, borrow money and invest funds, receive grants and loans. Mr. Moore provided the board with handouts that included: Powers and Duties Under State Law, Chapter 121B – Housing and Urban Renewal; Section 1 Definitions of Housing and Urban Renewal; City of Worcester Law Department correspondence to Michael Latka, Executive Director, WRA – April 21, 1992 reviewing the urban renewal statute and regulations for the WRA; and Final Report, dated April 1, 2003 – Medical City Land Takings.

Mr. Zidelis, Chief Financial Officer for the City, reviewed the process for the Medical City project noting that \$54 million dollars in bonds were issued over a 20 year period for which the State annually reimburses the City, the project will be fully reimbursed in FY13. The most recent funded urban renewal project is with the City of Worcester

a. Discussion – Preservation Worcester Signage

Preservation Worcester has signed an agreement to install signage promoting a self guided audio tour created by Preservation Worcester to bring a greater awareness of the history of Worcester and the Blackstone Canal. The signage will not impede in any way travel in and around the station as well as the platform access to trains and buses. The signage is temporary in nature and should be installed with in a three-week timeframe.

b. Vote – Maxwell Silverman’s Lease

Mr. Traynor and Mr. Zidelis reviewed with the board the restructured lease and payment schedule to remedy the amount of arrearage and extension of lease.

Mr. Eid offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute the Fourth Amendment to Commercial Lease Agreement between Worcester Redevelopment Authority and Maxwell Silverman’s Banquet & Conference Center at Union Station, Inc.

Mr. Diaz seconded the motion, and it was voted 3-0 on a voice vote.

d. Vote – Healthy Line Lease Renewal

Mr. Diaz offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 3 to the Commercial Lease Agreement dated August 13, 2008 with Healthy Line Foods, LLC to extend the term of the lease through June 30, 2013.

Mr. Eid seconded the motion, and it was voted 3-0 on a voice vote.

e. Vote – Spencer Savings Bank License Renewal

Mr. Thomas offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a License Agreement with Spencer Saving Bank, 176 Main Street, Spencer, MA 01562, for the right to install and operate an automatic teller machine (“ATM”) within Union Station for use by the general public upon the following terms and conditions:

- 1. The ATM shall be located as shown on the attached Exhibit A.**
- 2. The license term shall be for one year, with the right to renew on an annual basis upon the mutual agreement of both parties, not to exceed five years total without the Authority’s further authorization.**
- 3. The license fee for each year the license is renewed shall be mutually agreed upon by the parties.**

Mr. Diaz seconded the motion, and it was voted 3-0 on a voice vote.

- f. Vote – Cooperation Agreement Amendment, Union Station FY’12 Operating Deficit

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 whereby the city of Worcester shall loan the Authority an additional Four Hundred Twenty Thousand, One Hundred Twenty-eight Dollars (\$420,128.00) for the operation and maintenance of Union Station for fiscal year 2012.

Mr. Eid seconded the motion, and it was voted 3-0 on a voice vote.

- g. Vote – Reorganization of Board – Election of Officers

Mr. Thomas offered the following motion:

Voted that the Worcester Redevelopment Authority hereby elects the following slate of officers for the 2012 fiscal year:

Jack Donahue, Chair

Robert Diaz, Vice-chair

Robert Thomas, Secretary

Mr. Diaz seconded the motion, and it was voted 3-0 on a voice vote.

h. Discussion – Amtrak Union Station Lease Renewal

Amtrak has notified the WRA by correspondence sent July 5, 2011, that they intend to renew lease for an additional two (2) five (5) year terms commencing on June 1, 2011.

5. Other Business

a. *Monthly Expenditure Report*

Ms. Vecchio reviewed with the Board the check detail and monthly comparison summaries noting expenditure for Rick Trifero's second half salary payment.

b. *WRTA Monthly Update*

Mr. McGourthy updated the board that the WRTA has met with the Internal Review Team to review plans to be submitted and will meet with the Code Department. The next stage in the process will be the construction documents

There being no further business, the meeting was adjourned at 2:00 P.M.

Respectfully submitted,

Timothy J. McGourthy
Acting Chief Executive Officer