

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, September 13, 2011

12:00 P.M.

Union Station – CMRPC Conference Room

**2 Washington Square
Worcester, MA 01608**

Present:

Worcester Redevelopment Authority Board

Jack Donahue, Chair
Robert Diaz
Dick Eid

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Michael Traynor, Deputy City Solicitor
Dori Vecchio, Financial Manager, WRA
Rick Trifero, WRA Facilities Manager
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 September 13, 2011.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:20 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the July 12, 2011 Meeting

On a motion by Mr. Donahue and seconded by Mr. Diaz, the minutes were accepted on a 3-0 voice vote. Mr. Donahue asked if he could be provided with the handouts from the last meeting.

4. Discussion/Votes Votes

- a. Discussion – Response from Maxwell Silverman’s Banquet & Conference concerning Grand Hall usage

Mr. McGourthy reviewed with the Board the concerns expressed in the response received from Maxwell Silverman’s Banquet and Conference Center dated August 6, 2011. Mr. Giordano noted that both men and women’s restrooms have issues, lighting, cleanliness and garage parking issues. Mr. McGourthy asked Mr. Trifero explain to the board how he maintains the building, with the assistance of an employee from City Hall, and has the security company run through a check list to identify any issue for repair. Mr. Trifero explained that he is rarely notified of any problems/issues by Maxwell’s. The Board discussed various ways to address the issue. The Board directed Mr. McGourthy to send a letter to Mr. Giordano identifying the remedies for the issues and requesting that he meet once a month with Mr. Trifero in order to insure issues are taken care of in a timely manner.

- b. Discussion - Byblos Lounge Letter

Mr. McGourthy reviewed with the Board the request for reduction in rent from Byblos Lounge, which is currently behind three months in rent. Mr. Lahoud has paid \$4,000.00 leaving a balance of \$5,049.00. Mr. Lahoud’s letter also indicated his concern that the City of Worcester’s smoking ordinance, which precludes hookah use on the premises, and his inability to secure the Grand Hall had a material impact on his business operations. Mr. McGourthy informed the Board that, while sympathetic on the difficulties, Mr. Lahoud’s original business plan – on which the current lease is based – did not include a hookah component and did not include the Grand Hall. The lease did include a portion of the outdoor patio space in front of Union Station, which Mr. Lahoud has not regularly used. The Board discussed the request for a reduction in rent, but dismissed the request. Mr. McGourthy informed the Board that the Chief Financial Officer would work out a payment plan with Mr. Lahoud to resolve all outstanding amounts.

5. Other Business

- a. *Monthly Expenditure Report*

Ms. Vecchio reviewed with the Board the check detail and monthly comparison summaries noting no out of ordinary expenses.

- b. *WRTA Monthly Update*

Mr. McGourthy updated the board that the WRTA has announced two public meetings scheduled for September 21st and 22nd. The meetings will inform the public about the new facilities including housing the bus system’s administrative, customer services, and operations; including a platform for buses and covered area for passengers. Mr. McGourthy noted that he will request that Stephen F. O’Neil, WRTA, meet with the Board by its December meeting.

c. WBDC Partnership

Mr. McGourthy provided an update to the Board on the planning activities of the City of Worcester – Worcester Business Development Corporation Partnership. The Board questioned the dual roles of the WBDC as planning partner and the WBDC as developer. Particular reference was made to newspaper articles about the WBDC's potential purchase of the Worcester Telegram & Gazette property. Mr. McGourthy offered to invite a representative of WBDC for updates and further discussion.

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

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer