

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



**WORCESTER REDEVELOPMENT AUTHORITY**  
**Tuesday, March 13, 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  
Jane Bresnahan, Executive Office of Economic Development

*Members of the Public*

Aaron Nicodemus

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on March 13, 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 February 14, Meeting**

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

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

#### *a. Tenant Updates*

Mr. McGourthy reported to the Board that every tenant is up-to-date on rent and all arrearages. Mr. McGourthy stated that there will be additional discussions on tenant Byblos and Maxwell's with changes in their respective organizations and operations.

Mr. McGourthy reviewed with the Board the need for an on-site management company for FY13. Mr. Trifero is currently the taking care of the station along with his other assigned duties. The on-site management company will be able to take care of issues immediately regarding cleaning, security, etc. Mr. McGourthy is looking to have someone in place for a July 1<sup>st</sup> start date.

Mr. McGourthy has been working with Peter Pan Buslines to move the 10 issued leased spaces from the surface parking lot the garage. Peter Pan will only need to utilize seven spaces. Mr. McGourthy reminded the Board that parking spaces are also included in the leases of CMRPC and VHB. Mr. Thomas requested that Mr. McGourthy look into the feasibility of Board members parking in the garage with some type of voucher system.

Mr. McGourthy noted that a replacement carpet has been reinstalled free of charge from the initial installation that Mr. Trifero deemed to be faulty.

Mr. McGourthy noted that they are continuing to work on the cost analysis and build out costs to have Wormtown Brewery operating by the end of the year.

#### *b. Location Agreement for Commercial Shooting*

Mr. McGourthy informed the Board of a possible television pilot of a new ABC series which will be shot at Union Station later this month. Mr. McGourthy stated that they will be using the façade of the building and inside for staging areas. Mr. McGourthy stated that a production company will be paying the WRA \$6,000 for a three day shooting schedule.

### **5. Other Business**

#### *a. Monthly Expenditure Report*

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary. The report is in line with previous months expenditures.

Mr. McGourthy noted that the restroom bids were received and have come in much higher than anticipated and the issue will be re-addressed.

*b. WRTA Monthly Update*

Mr. McGourthy informed the Board that tenants and passengers have been notified that the WRTA project will begin and what may or may not be accessible to passengers of the station and the bus lines. A groundbreaking is expected to take place the first or second week of April.

*c. Theatre District Initiative*

Mr. McGourthy continues to meet with WBDC regarding the Master Plan document to with a goal of making a presentation for public discussion. Mr. Donahue asked the status of the Telegram and Gazette building – Mr. McGourthy advised that the WBDC is looking to find financing and tenants.

There being no further business, the meeting was adjourned at 12:35 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer