

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## **WORCESTER REDEVELOPMENT AUTHORITY**

**Tuesday, May 8, 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  
Richard 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 May 8, 2012.

### **1. Call to Order**

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:27 P.M.

### **2. Roll Call**

Mr. McGourthy called the roll.

### **3. Minutes of the April 10, 2012 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. RFP for Management Services*

Mr. McGourthy reviewed with the Board that the City Manager has identified funding to secure a management firm to provide property management services at the station starting July 1, 2012. The Request for Proposals contains broad specifications along with quotes from prospective bidders for add-alternates that include Custodial/Cleaning Services, Security Services, and Landscaping Services. The contract will be for a period of three (3) years from the date of the award. The bid was posted on May 10, 2012 and has a closing date of June 1, 2012. It is anticipated that it will take two to three weeks for review and will be brought before the board once the selection process is completed. Mr. Thomas reviewed with Mr. McGourthy several questions regarding the price and the process. Mr. Trifero will return to City Hall once the transformation takes place on or about July 1, 2012.

On a voice motion by Mr. Diaz and seconded by Mr. Thomas, the discussion was accepted on a 4-0 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 April 5, 2012 through May 1, 2012 expenses were \$57,010.82.00.

#### *b. WRTA Monthly Update*

The Worcester Regional Transit Authority is finalizing the lease and the goal is to have it presented at the next meeting for Board approval. Mr. McGourthy stated that there are three or four items being discussed and if the lease is not ready for the next meeting than Mr. McGourthy will bring a summary of the key points to the Board.

#### *c. Theatre District Initiative*

Mr. McGourthy updated the Board stating the Master Plan is going to be redrafted in-house by the City and Worcester Business Development Corporation, and he is waiting for a copy that can be edited and updated. He stated that he expects a draft for public review by July/August.

#### *d. Tenant Updates*

All tenants are up-to-date with their rent.

Mr. McGourthy informed the Board that the City Council has approved the plans for the hookah bar at the Fusion Lounge and Restaurant. Fusion is working on a plan to comply with all of the Code regulations.

*e. Wormtown Brewery*

Mr. McGourthy advised the Board that the plans for fit out are in the final review stages. The price will be determined before the bid for the rent structure allowing either to purchase through a lease or separately. Mr. McGourthy will give the board in-depth update at the next meeting.

The Board engaged in a general discussion with Mr. McGourthy regarding the City/WRA, Worcester Regional Chamber of Commerce, Worcester Business Development Corporation, and MBI discussions regarding a coordinated economic development approach.

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

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer