

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, September 11, 2012

12:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Robert Diaz
Vincent Pedone
Steven Rothschild
John Donahue
Robert Thomas

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

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on September 11, 2012.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:10 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the June 12, 2012 Meeting and Minutes of the August 14, 2012 Meeting

Mr. McGourthy asked the Board to review the minutes. The minutes of the August 14, 2012 meeting were approved. The minutes of the June 12, 2012 meeting were approved on a voice vote – Mr. Donahue offered approval of the June 12, 2012 minutes with Mr. Thomas seconding the approval.

4. Discussion/Votes

a. Cleaning and Security Bids

Mr. McGourthy reviewed with the Board the bid package for custodial services and security for the Station. S.J. Services, Inc., the low bidder, will be awarded the bid in the amount of \$82,152.00. Eagle Cleaning Corporation, the current company came in second. The security bid will be awarded to Lusignan Security Agency, the low bidder, the current company providing security, in the amount of \$170,352.40. Mr. Thomas requested a copy of the summary of the bid document from the Purchasing Department and confirmation of compliance with the WRA's Responsible Employer Ordinance.

b. WRTA Lease

Mr. McGourthy reviewed the WRTA lease for the construction underway at 60 Foster Street. The WRTA rent is the equivalent of Federal Transit Administration Fixed Guidelines Funds in the amount of approximately \$1.3 million dollars annually for capital improvements and preventive maintenance at Union Station. Mr. McGourthy reviewed the funding process with the Board. Mr. McGourthy also advised the Board that there is a provision in the lease for rent in the event that the above Federal funding program ceases. The Board asked for a timeline of the receipt of the funds.

Mr. Diaz offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute the attached ninety-nine year lease agreement with the Worcester Regional Transit Authority demising the real property situated at 60 Foster Street, Worcester, Massachusetts, containing approximately 74,494 S.F. (1.72 AC) of land, and any and all improvements which now are or which shall be situated on said real property, for use by the WRTA as a bus transfer station and the construction of a three story, approximately 14,000 square foot facility to be used as the WRTA's administrative offices and, possible future office/retail lease space.

Mr. Pedone seconded the motion, and it was voted 5-0 on a voice vote.

Mr. McGourthy explained that two utility easements are required by the construction process to connect into utility lines that cross our property.

c. WRTA Utility Easement for Verizon New England, Inc

Mr. Donahue offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to execute a deed conveying a utility easement through 60 Foster Street for nominal consideration to Verizon New England, Inc., to service the proposed new WRTA bus transfer station and administration building.

Mr. Pedone seconded the motion, and it was voted 5-0 on a voice vote.

d. WRTA Utility Easement for Massachusetts Electric Company

Mr. Diaz offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to execute a deed conveying a utility easement through 60 Foster Street for nominal consideration to Massachusetts Electric Company, to service the proposed new WRTA bus transfer station and administration building.

Mr. Thomas seconded the motion, and it was voted 5-0 on a voice vote.

Mr. McGourthy explained to the new Board members about the following votes regarding the budget for the WRA and the day to day issues managing and maintaining Union Station.

e. Union Station Transportation Opportunities

Mr. McGourthy reviewed with the Board information he had obtained about the possibility of a shuttle service that would encompass Union Station/Shrewsbury Street/Canal District area. Mr. McGourthy stated that the cost would be in the \$60,000 range. Various ideas about trolleys were discussed. The Board requested further discussion of their role in setting policies and identifying projects for the Authority.

Mr. Diaz offered the following motion:

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 August 10 through September 10, 2012 expenses were \$53,644.00. Ms. Cahill advised the Board that an expense of \$3,920.00 was for the design of the Wormtown space.

b. WRTA Monthly Update

See 4. Discussion/Votes b, c, d.

c. Theatre District Initiative

Mr. McGourthy noted to the Board that he will be meeting with Erin Williams, Troy Siebels, and WBDC as well as the new planning consultant (former Gateway Park planner) to review the plan to date. Mr. McGourthy will provide new Board members with the existing Master Plan submitted to the WRA.

d. Tenant Updates

Ms. Cahill noted that every tenant with the exception of Byblos Lounge is current with their rent. Byblos Lounge is 12 days behind.

Mr. McGourthy stated that Maxwell Silverman's has not responded to Atty. Traynor's reply to their inquiring about the awning and rent, and that per the terms of the lease with Maxwell Silverman's the tenant must remove the awning by November 1, 2012.

Board members were then taken on a tour of Union Station.

There being no further business, the meeting was adjourned at 2:15 P.M.

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer