

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, November 13, 2012

12:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Robert Diaz  
John Donahue  
Steven Rothschild  
Robert Thomas

#### *City of Worcester*

Timothy McGourthy, WRA Chief Executive Officer  
Michael Traynor, Deputy City Solicitor  
Erin Cahill, Financial Manager, WRA  
Paul Morano, Director, Business Assistance  
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 November 13, 2012.

### 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 October 9, 2012 Meeting**

Mr. McGourthy asked the Board to review the minutes. Mr. Diaz offered approval of the minutes with Mr. Thomas seconding the approval.

### **4. 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 October 4 and November 8, 2012 expenses were \$56,431.12. Ms. Cahill advised the Board that an expense of \$9,559.27 was related to the design services for the Wormtown space. The Board requested that they be provided a copy of the design plan.

#### *b. WRTA Monthly Update*

Mr. McGourthy provided the Board with a letter sent to WRTA Administrator Stephen O'Neil requesting WRA Federal Transit funding allowed the WRA along with a proposed budget. Mr. O'Neil provided a response stating the guidelines to the available monies. Mr. McGourthy also noted to the Board that the WRTA will work with the Central Mass Regional Planning Commission to make sure that the funds and projects are included as part of the annual transportation improvement projects (TIP) list.

#### *c. Theatre District Initiative*

Mr. McGourthy provided an overview of the status of the Theatre District Master Plan effort. Mr. McGourthy explained the difference between the Master Plan effort and the WBDC's ice rink concept for the parking lot adjacent to the Worcester Public Library. Mr. McGourthy then presented a PowerPoint to the Board of the current Theatre District Master Plan thinking. The presentation highlighted the Master Plan Action Agenda as well as the study area, the assets and strengths, the downtown anchors, the area successes, the weaknesses, the analysis of building facades, development opportunities, challenges, and goals of the plan.

Mr. McGourthy provided the Board with a time table on a public hearing set for sometime in December or January and submittal to City Council and advised the Board that he is still in discussions with WBDC and their new planning consultant. The Worcester Public Library Board has been reviewing the plan. Mr. McGourthy stated that he will bring to the Board the new master plan once complete.

#### *d. Tenant Updates*

Ms. Cahill noted that every tenant with the exception of Byblos Lounge is current with rent, but she was informed that Byblos is expected to deliver a check today. Mr. McGourthy stated that Byblos has received DOR approval for hookah use on the premises and is just waiting to finish the modifications that were imposed by Inspectional Services. No hookah activity will be authorized until the WRA Board approves a modification in the lease.

Mr. McGourthy noted that due to the lack of response by Maxwell Silverman's the WRA has removed the awning with a cost of approximately \$3,500.00. Attorney Traynor has been exchanging communication with Maxwell Silverman's attorney.

Mr. McGourthy and Paul Morano updated the Board about the status of the Wormtown Brewery proposed tenancy. City Council had approved the loan order necessary to initiate bidding for various tenant-related equipment, recognizing that no equipment would be purchased until a lease was approved by the WRA and executed. The Board Members provided to Mr. McGourthy alternatives to be brought back to Wormtown and their concerns about the current funding arrangements.

There being no further business, the meeting was adjourned at 1:40 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer