

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, April 9, 2013

3:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Robert Diaz
Vincent Pedone
John Donahue
Steven Rothschild
Robert Thomas

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Michael Traynor, Deputy City Solicitor
Richard Trifero, WRA, Facilities Manager
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 3:00 P.M. on April 9, 2013.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 3:10 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the March 12, 2013 Meeting

Mr. McGourthy asked the Board to review the minutes. Mr. Rothschild requested the minutes be changed to reflect that the City of Worcester's South Worcester Industrial. Mr. Donahue offered approval of the minutes with Mr. Thomas seconding the approval.

4. Discussion/Votes

a. Strategic Planning

Mr. McGourthy advised the Board the City is working on a proposed budget and staffing plan for the WRA with the expectation of hiring a consultant and initiating possible urban renewal activity. The Theatre District Master Plan will possibly be on the City Council's May Economic Development Committee Agenda. At that time a full summary for the urban renewal process will be brought back to the Board.

b. Developed Land

Mr. McGourthy advised that the compilation of the metes and bounds of Parcel 1 in Washington Square is being completed to allow the transfer from the city to the WRA.

c. Undeveloped Land

d. Union Station

Mr. McGourthy advised the Board that he met with Gus Giordano and Rick Trifero to walk through the basement storage area of the Station with the impending fit out and construction of the Wormtown space. Maxwell's will be moving its existing storage area to the area behind the Security Station/Amtrak. There are several leakage issues that are currently being addressed. The WRA will need to amend the lease to show that this area is exclusive to Maxwell's.

Mr. McGourthy informed the Board that Nault Architects has completed a report outlining the entire leak issues for the Station. A copy of the report will be provided at the May meeting.

Mr. McGourthy updated the Board on the additional train service request stating that he has had no response to numerous phone calls and the letter sent.

Mr. McGourthy discussed with the Board the progress on the costs of adding a corridor through the Byblos area.

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 March 7 and April 2, 2013 expenses were \$93,702.31. Ms. Cahill advised the Board that there will be an upcoming expense for the Wormtown design and fit out estimated at \$200,000.

b. *WRTA Monthly Update*

Mr. McGourthy advised the Board that the tentative grand opening of the new bus facility and office has have been moved to sometime in May.

c. *Theatre District Initiative*

Mr. McGourthy referred back to the strategic planning discussion.

d. *Tenant Updates*

Mr. McGourthy advised the Board that a meeting will be scheduled to discuss the outstanding security bill as well as additional issues regarding Maxwell's space. Mr. McGourthy will provide the Board with an update after the meeting has been held.

Mr. McGourthy stated that he met with Selim Lahoud to discuss the work being done on the space to allow hookah as well as arrearage and use of the space once the wall is erected. The Board encouraged Bylos Lounge to submit permits for the necessary improvements and said it would consider amending the lease upon issuance of the permits, resolution of the corridor, and elimination of the arrearages.

Mr. McGourthy said that he will notify Joe Borbone to be present at the next meeting to tour the surface parking lots that was scheduled to the taken at the conclusion of this meeting.

There being no further business the meeting adjourned at 4:10 PM

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer