

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, November 12, 2013

3:00 P.M.

Union Station – Union Hall

2 Washington Square

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Jack Donahue
Robert Thomas

City of Worcester

Michael Traynor, Deputy City Solicitor
Heather Gould, Chief of Staff, Economic Development
Erin Cahill, Financial Manager, WRA
John Odell, Director, City Energy and Asset Management Division
Jane Bresnahan, Executive Office of Economic Development

Other

James McKeag

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 3:00 P.M. on November 12, 2013.

1. Call to Order

Deputy City Solicitor Michael Traynor called the meeting to order at 3:05P.M.

2. Roll Call

Mr. Traynor called the roll.

3. Minutes of the October 8, 2013 Meeting

Mr. Traynor asked the Board to review the minutes. Mr. Donahue offered approval of the minutes with Mr. Thomas seconding the approval.

4. Discussion/Votes

a. Strategic Planning

DSB Recommendations

The Board Members had several questions regarding the Designer Selection Process and selection of the winning bids. Mr. Traynor, Mr. Odell, and Ms. Gould discussed the City and State Designer Selection Board process and the proposals received for on-call engineering firms for mechanical, engineering and plumbing for various projects and from architectural firms to provide non-exclusive, on-call design services for miscellaneous projects at Union Station. Mr. Thomas raised various points regarding inclusion and outreach to all firms. Mr. Thomas also questioned the length of the contract. Mr. Traynor advised Board Members that he would provide a memo regarding the Designer Selection Board process and the bids submitted by Lamoureux Pagano and BLW Engineers be sent prior to the next meeting.

The Board Members agreed to hold the vote until they review the materials provided by Mr. Traynor.

b. Developed Land

Mr. Traynor advised the Board Members that a request was received from Attorney Samuel Nagler representing Fruit Sever Associates, the owner of the property located at 6, 8, 10, 11 and 12 Sever Street for a Certificate of Completion. This Certificate is referenced in a deed provided by Attorney Nagler and is part of the Elm Park Urban Renewal Plan where the property is located. Mr. Traynor explained to the Board that the Urban Renewal Plan has expired and that the WRA has provided Certificate of Completions to property owners in the past in this same area.

Mr. Donahue offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes any two of its members to execute a certificate of completion evidencing full compliance with the terms and conditions set forth in the deed of the Worcester Redevelopment Authority to Fruit Sever Associates for property located at 6, 8, 10, 11 and 12 Sever Street, Worcester, MA, recorded in the Worcester Southern District Registry of Deeds in Book 5169, Book 209, and the requirements set forth in the Contract For Sale Of Land For Private Redevelopment, Part I, recorded in Book 5169, Page 209, and Section 307 of the Terms and Conditions, Part II of Contract for Sale of Land for Private Redevelopment, recorded in Book 5170, Page 331. Furthermore, the Authority hereby waives the provisions of section 16 of the deed otherwise requiring that certain agreements and covenants remain in effect for five years following the recording of the certificate of completion.

Mr. Thomas seconded the motion, and it was voted 3-0 on a voice vote.

c. Undeveloped Land – No Update

d. Union Station

i. Union Station Garage Lease

Ms. Cahill reviewed with the Board Members the Union Station Garage Debt Service schedule, Garage Retail Debt Service Analysis and Union Station Garage Retail Lease Analysis. Mr. Traynor advised the Board that Mr. McGourthy had discussions with Commissioner Moylan who discussed with the Off Street Parking Board the request to see if the debt service could be reduced with regards to the terms and rent of the Union Station Garage Retail Space. The Board has concerns and would like to review the information provided by Ms. Cahill. Mr. Traynor advised the Board that he would provide an overview of the proposed Lease of Union Station Parking Garage Retail Space and forward the Garage Retail Debt Service Analysis and Union Station Garage Retail Lease Analysis prior to the next Board meeting.

5. Other Business

a. Monthly Expenditure Report

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary between October 8, 2013 and November 6, 2013. Expenses were \$66,072.75. Mr. Thomas asked why there were two checks to the City of Worcester – Ms. Cahill explained that one was parking expenditures for Union Station tenants and the other was for existing staff support.

b. Theatre District Initiative

Mr. Traynor advised the Board that the plan remains in the City Council's Economic Development Committee.

c. Tenant Updates

Board Members asked if all tenants were up to date with rent. Ms. Cahill stated they were. Mr. Odell advised the Board that he and Mr. McGourthy met with Selim Lahoud and there are ongoing discussions regarding the corridor work and financials.

There being no further business the meeting adjourned at 3:55 PM

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer