

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

Michael E. Traynor, Esq.
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Friday, May 29, 2015

8:00 A.M.

City Hall, 455 Main Street

Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent A. Pedone, Chair
Steven Rothschild, Vice Chair
Jennifer Gaskins

Staff

Michael E. Traynor, Chief Executive Officer
Heather Gould, Chief of Staff, Office of Economic Development
John Odell, Asset Management and Maintenance
Erin Cahill, WRA Financial Manager
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on May 29, 2015.

1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:05 A.M.

2. Roll Call

Mr. Traynor called the roll.

3. Minutes of the May 8, 2015

Mr. Pedone asked the Board to review the minutes of the May 8, 2015 meeting. Mr. Rothschild offered approval of the minutes with Ms. Gaskins seconding the approval.

The minutes were approved by the Board on a 3-0 voice vote.

New Business

1. Fusion Entertainment, LLC

a) Rent Arrearage Status

b) Reduction in Leasehold Space/Lease Termination

Mr. Traynor introduced Selim Lahoud and Attorney Todd Brodeur. Mr. Traynor noted that total arrearages have been paid to date. Mr. Lahoud and Attorney Brodeur requested an opportunity to respond to the Board's vote to terminate or amend the lease that was taken at the last meeting.

Mr. Lahoud referenced and expounded upon his earlier email regarding failure to comply with payment plans. He explained he would be able to make a partial payment in the next couple days and pay the outstanding arrears by the end of the month. He requested another chance to pay what he owed, stating that he is completely invested in succeeding in the space. Mr. Lahoud said he has been a good tenant, never complaining about issues regarding the signage, bathrooms, and cleanliness of the building. He stated that he does his part to assist in the cleanup of litter and dumpster area and looks forward to being a long term tenant.

Mr. Traynor will meet with Mr. Lahoud to address the reduction of Mr. Lahoud's leased square footage in the near future. Board members expressed their willingness to work with Mr. Lahoud going forward.

Chair Pedone offered a motion to rescind the termination motion:

Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to send a written notice of termination, effective June 1, 2015, pursuant to Section 16 of the Commercial Lease Agreement and a notice to quit for nonpayment of rent, reserving all rights of re-entry and possession of the leased premises set forth in said Lease.

Mr. Rothschild seconded the vote; it was voted 3-0 on a voice vote.

2. Urban Renewal Plan Citizen Advisory Committee – Status Report

Mr. Traynor stated that at the last Citizen Advisory Committee (CAC) Meeting, members received a presentation by Crosby Schlessinger Smallridge, the consultant that created the Theatre District Master Plan. Mr. Traynor said the CAC will be devising a timeline and setting the plan boundary once surveys identifying interior and exterior conditions are completed. Mr. Traynor also advised the Board that going forward the CAC has recommended changing the word "renewal" to "revitalization." Mr. Traynor advised the Board that an item under the Urban Revitalization Plan Citizen Advisory Committee – Status Report on the WRA Agenda will be "Implementation of Urban Revitalization for Capital Funding" as well as to increase the bonding

capacity for the Urban Revitalization Plan. Mr. Traynor will invite Jef Fasser to the next meeting to give an update to the Members. Mr. Traynor recommended that the Board consider approving a bonding request for the Urban Revitalization Plan in anticipation of State funds becoming available through recapitalization of funding.

Chair Pedone offered a motion:

The Worcester Redevelopment Authority authorizes its Chief Executive Officer to submit a bonding request for the Urban Revitalization Plan to the Worcester City Council and subsequently be sent to and approved by the Department of Housing and Community Development.

Ms. Gaskins seconded the vote; it was voted 3-0 on a voice vote.

3. Status Reports – Miscellaneous/Improvement Projects

a) Union Station Signage Project

Mr. Traynor state that the bid was awarded to Sunshine Sign Company.

b) Union Station Harding Street Improvements Project

Mr. Traynor stated that Mr. Odell is working with Lamoureaux Pagano to re-price and re-bid sections of the project.

c) Union Station Restrooms Project

Mr. Traynor stated that the design is at 95% complete and will be put out to bid soon. Board Members requested that the 100% design plans be sent to the Board.

d) Union Station – Vendor & Maintenance Performance

Mr. Odell advised that the new cleaning company is performing far superior than the prior company; tenants have noticed the difference, cleanliness of the dumpster area has improved.

e) Tenants Updates

Mr. Traynor advised the Board that the VHB Lease has been executed.

f) Security System Update

Security system and cameras linked into the real time crime center are up and running at the Station. Mr. Traynor stated that he will work with John Hill of the City Manager's Office to create a press release.

Other Business

Monthly Expenditure Report

Ms. Cahill, WRA Financial Manager, reviewed with the Board the check detail and monthly comparison summary between May 2, 2015 and May 26, 2015. Expenses were \$84, 666.84.

Updated Executed Contracts and Payments

Ms. Cahill advised that \$250,000.00 has been submitted to FTA seeking reimbursement.

Mr. Traynor advised the Board that an item will be placed on the next agenda for capital projects and bond authorization and submitted to the Budget Office.

Mr. Traynor stated that he will ask for an update from the Fire Department and work on outside signage for the Union Station building.

Board members moved to have the next meeting on July 2, 2015 at 8:00 A.M.

There being no further business, the Board motioned to adjourn the meeting at 9:05 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer