

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor  
Acting Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, September 12, 2014

8:00 A.M.

City Hall, 455 Main Street

Levi Lincoln Chamber

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
John F. Donahue, Jr., Vice-Chair  
Steven Rothschild, Secretary

#### *Staff*

Edward M. Augustus, Jr., City Manager  
Michael E. Traynor, Acting Chief Executive Officer  
Heather Gould, Chief of Staff, Office of Economic Development  
Paul Morano, Business Assistance Director, Office of Economic Development  
John Odell, Director, City Energy and Asset Management Division  
Jane Bresnahan, Executive 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 September 12, 2014.

### 1. Call to Order

Acting Chief Executive Officer Michael Traynor called the meeting to order at 8:00 A.M.

### 2. Roll Call

Mr. Traynor called the roll.

**Worcester Redevelopment Authority**  
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### **3. Minutes of the June 13, 2014 Meeting**

Mr. Pedone asked the Board to review the minutes. Mr. Donahue offered approval of the minutes with Mr. Rothschild seconding the approval. The minutes were unanimously adopted without amendment.

#### **New Business**

### **2. Washington Square Hotel Proposal**

Mr. Traynor asked that Item 2 under New Business be taken out of order. City Manager Edward Augustus informed the Board that he has been in discussions with a developer who is proposing to build a six-story, 120-unit hotel with a nationally recognized hotel chain on the former site of the KJ Barons liquor store on Summer Street and the WRA parcel that runs along the roundabout at Washington Square. First Bristol Corporation, a Fall River development firm has proposed a \$15 million to \$18 million hotel on the site. Mr. Augustus stated that First Bristol Corporation is negotiating to buy the former liquor store site and the developer would then follow up with purchasing the WRA parcel. The hotel site would include the WRA parcel and the liquor store site. Mr. Augustus stated that the hotel would not include a restaurant. After discussion the Board authorized Michael Traynor to be negotiating the sale of the WRA parcel.

Mr. Donahue offered the following motion:

**Voted that the Worcester Redevelopment Authority has authorized its Chief Executive Officer to enter into discussions for the conveyance of the WRA property at Washington Square roundabout with the developer of a proposed hotel.**

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

### **1. Urban Renewal Plan – Citizens Advisory Committee**

Mr. Traynor stated that now that the Urban Renewal Consultant has been selected the next process is the appointment of a WRA Citizen Advisory Committee. Mr. Traynor has a number of applicants that responded to a previous call for interested participants. He would like the Board to forward any additional names of residents/stake holders that would like to participate. Mr. Traynor said that here is no required number to be on the committee, but eleven members would be sufficient. The Board would be required to hold hearings for the public to review and select the target area and initial analysis; public review of the draft urban renewal plan; Planning Board review and approval; City Council review and approval and finally DHCD review and approval of the plan.

Mr. Traynor will send an email to each Board member requesting additional names to be considered for membership on the list. Mr. Traynor will also provide the Board with an outline regarding the responsibilities of the Committee and timeline. Mr. Traynor stated that he would like to hear from the members by next Friday, September 19<sup>th</sup>. Mr. Traynor will also forward to Board members a memo from DHCH.

### **3. WRTA/MOU – FTA**

Mr. Traynor advised the Board that the FTA has requested a Memorandum of Understanding that is separate from the WRA-WRTA lease that spells out all specific projects and expenses. Mr. Traynor stated that the document is being drafted and will be forwarded to the FTA for execution.

#### **Old Business**

### **4. Cellphone Lot**

Mr. Traynor provided an update stating that DPW&P repaired the grade at the entrance to the lot, cleaned and paved the lot and stripped the lot for customer use. Mr. Traynor explained that the WRA would be provided nine (9) assigned spaces for the specific use of the cellphone lot. Mr. Traynor said that Quinsigamond Community College is using part of the lot for student parking. DPW&P will maintain the lot including snowplowing.

- Board Members stated that the taxi issue is still a constant problem. The Harding Street designated taxi stand is still under construction and the ordinance needs to come out of the City Council Subcommittee. Mr. Traynor will follow-up with a letter or increased Police patrols to alleviate the problem.

#### **New Business**

### **5. Monthly Expenditure Report**

Mr. Traynor reviewed with the Board the check detail and monthly comparison summary between June 8, 2014 and September 8, 2104. Expenses were \$316,382.30. Mr. Traynor stated that the request of Chairman Pedone he will include with the monthly summary all contracts and payments that have been executed to date for FTA fund capital projects.

There being no further business the meeting adjourned at 9:07 AM.

Respectfully submitted,

Michael E. Traynor,  
Acting Chief Executive Officer