

# Worcester Redevelopment Authority

Michael P. Angelini  
Chair

Peter Dunn  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Thursday, June 29, 2023

10:00 A.M.

City Hall, Levi Lincoln Chamber  
Worcester, MA 01608

### CALL IN INFORMATION:

+1-415-655-0001 US Toll  
Access Code: 2315 263 3812

### Present:

#### *Worcester Redevelopment Authority Board*

Michael Angelini, Chair  
Sherri Pitcher  
Richard Burke

#### *Staff*

Peter Dunn, Chief Executive Officer  
Michael Traynor, City Solicitor  
Alexis Delgado, WRA Finance Manager  
Julie Lynch, Director of Facilities  
Paul Morano, Office of Economic Development  
Greg Ormsby, Office of Economic Development  
Jeanette Tozer, Office of Economic Development  
Rachel Pressey, Office of Economic Development  
Victoria Porteiro-Cejas, Office of Economic Development  
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 10:00 A.M. on Thursday, June 29, 2023

### 1. Call to Order

Mr. Dunn called the meeting to order at 10:07 A.M.

### 2. Roll Call

Mr. Dunn called the roll – Ms. Pitcher, Mr. Burke, and Chair Angelini.

Chair Angelini advised all votes will be taken by roll call.

Chair Angelini with respect to the minutes of the two prior meetings, thank you and offer a suggestion, he was present at the first meeting not the second meeting and asked that the minutes be changed to reflect that.

Ms. Pitcher offered the following motion

Mr. Burke seconded the motion.

The item was approved on a 3-0 roll call.

Chair Angelini had Mr. Dunn discuss the agenda for the meeting. Mr. Minasian informed Mr. Dunn he had a conflict arise unexpectedly this morning and will have to table Item 3 Discussion/Selection of the Denholm development partner until our next scheduled meeting Thursday, July 13, 2023. Chair Angelini inquired of the availability of Ms. Pitcher and Mr. Burke. Mr. Dunn advised there have been certain start times in the morning 8:00 a.m. as well as 9:00 a.m., and believes Mr. Minasian prefers 9:00 a.m. Mr. Burke and Ms. Pitcher confirmed both times work.

## **New Business**

### **1. Authorize the Chief Executive Officer to provide written consent for Amtrak sublease from Greyhound.**

Mr. Dunn advised this item authorizes the Chief Executive Officer, Mr. Dunn to provide written consent for an Amtrak sublease from Greyhound. Greyhound currently leases some of the bus stop locations. The lease says if they were to assign, or sublet any part of it, it requires written consent from the WRA. Greyhound will still be wholly responsible for the total cost of the lease, they will sublet and charge Amtrak a pro-rated amount for their shared use of it, before doing that wanted to make sure the Board was informed and authorized the consent.

Mr. Burke offered the following vote:

**Whereas, the Worcester Redevelopment Authority (“Authority”) and Greyhound Lines, Inc. (“Greyhound”) are parties to that certain Commercial Lease Agreement dated July 18, 2006; and**

**Whereas, Greyhound desires to sublease a portion of the leased premises to the National Railroad Passenger Corporation (“AMTRAK”); and**

**Whereas, Section 10.1 of the Lease Agreement prohibits any sublease without the prior written consent of the Authority;**

**Now Therefore, the Worcester Redevelopment Authority hereby authorizes its chief executive officer to provide the Authority’s written consent of the sublease between Greyhound and Amtrak pursuant and subject to the terms of said section 10.1.**

Ms. Pitcher seconded the motion

The item was approved on a 3-0 roll call.

2. **Authorize Amendment to Commercial Lease Agreement with Maxwell Silverman's Banquet & Conference Center at Union Station.**

Chair Angelini introduced the item and asked Mr. Dunn to provide the update. Mr. Dunn advised continuing on last meeting's conversation, the amount to be forgiven is \$86,421.53 and leaves a balance owed \$30,870.31 which includes the June rent. The June rent has been received, leaving a balance of about \$21,000.00 past due. Mr. Dunn also received an earnest payment of \$9,067.00, delivered by hand, so balance of the remaining amount is about \$12,000.00. The proposal is to apportion the remaining balance over the first year of extension, which comes to about \$1,000.00 a month on top of base rent. During the negotiations the tenant expressed concerns about the limitations of a two-year extension since some events are planned far in advance. The final recommendation is a two-year extension, as well as a one-year option upon mutual agreement bringing to June 2026 if the one-year option is exercised. The condition for the one-year option beyond the two-year base extension would be that Luciano's would submit a report relative to their utilization of the Grand Hall and a plan for marketing and maximizing the potential utilization of the Grand Hall. Because this is an existing lease agreement, this would be Amendment No. 6 for the Board's consideration.

Chair Angelini explained this is the subject of numerous conversations and discussion with Luciano's and other persons speaking on his behalf, including Counsel Jim O'Brien. The discussions have emphasized the WRA responsibility to see to it that this asset, this resource, the Grand Hall in particular is used fully to get as many people as possible to Union Station. The tenant has not yet agreed to the proposal based on a conversation Mr. Dunn received early today, but the Chairman's view is that the Board's obligation is not grounded first in pleasing the tenant but rather in fulfilling the Board's responsibility. The Chairman's proposal is a two-year extension of the term and subject to a mutually acceptable plan for the expanded use of the Grand Hall and subject to receiving by June 2024 an acceptable plan from Luciano's for marketing, expanded use of the Grand Hall, a third year. Then Luciano's can choose to accept or not.

Chair Angelini asked if there are any questions from the Board. Ms. Pitcher clarified the two-year extension to June 2025. Mr. Dunn confirmed correct. Ms. Pitcher asked if the Board would receive the plan for the Grand Hall. Chair Angelini confirmed the Board would review the plan and subject to Board approval for the third year. Ms. Pitcher asked for clarification if they do not submit the plan or not acceptable, they do not get the third year. Chair Angelini confirmed. Mr. Burke asked if the plan has to be acceptable to Mr. Dunn and the WRA in its sole judgement. Chair Angelini confirmed the language would note the plan should be reasonably acceptable to the WRA. Mr. Burke agreed. Ms. Pitcher asked if the RFP would still happen in 2024 not knowing if the one-year option will happen. Chair Angelini advised there would be a two-year extension until 2025, if the plan presented a year from now is not acceptable, then there would be an invitation for proposals for use after the second year.

Ms. Pitcher offered the following vote:

**"To authorize a two year extension of the current Lease subject to payment of the rent arrearage of \$11,995.97 at the rate of approximately \$1000 per month beginning with the first month of the extended period. Further, subject to a written plan to be submitted by Luciano's on or before June 24, 2024 which is reasonably acceptable to the Authority for marketing and expanding the use of the Grand Hall and subject to the implementation of a program reasonably acceptable to the**

**Authority to expand the use of the Grand Hall, to authorize an extension of the Lease for an additional one year beyond the two year extension."**

Mr. Burke seconded the motion

The item was approved on a 3-0 roll call.

### **3. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 10:24 A.M

Respectfully submitted,

Peter Dunn  
Chief Executive Officer