By Craig L. Blais

The Worcester Business Development Corporation and the City of Worcester have recently forged another exciting partnership that will build on ongoing efforts to revitalize and revitalize the downtown. The new initiative will focus on an ongoing effort to revitalize and revitalize the downtown.

The timing is perfect,” said Forsberg. “The WBDC Board of Directors has designated the downtown as our top priority. With the great work being done by CitySquare II, the expansion of the Massachusetts School of Pharmacy and Health Sciences, and by other private interests, like the Mayo Group’s investment in the Francis printer郎island area, it felt to us was critical to maximize the potential of Federal Square and around the Hanover Theatre to better Worcester for everyone, businesses downtown, can ultimately result in a success story that touches many lives and many communities.

“We have a significant financial and, even more importantly, emotional investment in the Hanover Theatre,” said Forsberg. “The rebirth of the Hanover is a great achievement, but to ensure its future, upgrading the area around the Theatre is more than critical. Building off of the Theatre’s success will enable us to achieve an even bigger goal. Like Gateway Park, we want to step beyond the physical structures and create an exciting mixed-use community, a district with a strong identity, a place where people want to live, work, and play.”

Timothy J. McGourthy, the City’s Acting Chief Development Officer and CEO of the Worcester Redevelopment Authority, added that this focused effort is a key catalyst for broader downtown revitalization.

“This partnership is based on shared priorities and a shared sense of urgency,” he said. “By focusing on the Theatre district, we accelerate our downtown strategy. Building on the Theatre’s success, complementing the work already begun at CitySquare and Federal Plaza, and creating a template for City/WBDC collaborations on other strategic opportunities throughout the downtown, can ultimately result in a better Worcester for everyone, businesses and residents alike.”

At their 46th Annual Business Meeting held at the DCU Center, the WBDC announced significant early progress on the Theatre District initiative. The organization has retained the firm of Chan Krieger Architects to prepare a master plan and market study within the target area, which runs from High Street to Francis Boulevard, and Franklin Street to Millbury Street. The firm’s study will encompass a 30-acre parcel, and investigate ways to better link important institutions such as the Theatre, the Worcester Public Library, and the YWCA, while creating connections between Federal Square, the Worcester Common and CitySquare.

Blais further announced that the WBDC is negotiating to acquire three parcels in the vicinity of the Theatre. “This private investment is a critical step in the process of improving the environment around the Theatre,” he said. “Our goal is a finely tuned district that attracts new businesses to an area that includes restaurants, housing, and convenient parking.”

All parties agree that key stakeholders in the area will be encouraged to provide input as the initiative progresses through its many stages of development.

“The process will be collaborative and inclusive,” said McGourthy. “Chan Krieger Architects will meet with all the current property owners and institutions in the study area.”

The City and the WBDC will request a major charter, and a stakeholders committee that will seek a market review and share ideas about the future of the district.

The WBDC also committed to funding and assisting the Worcester Redevelopment Authority in the preparation of an Urban Revitalization Plan for sections in and around the study area that do not lend themselves to market solutions. Additionally, the WBDC agreed to assist the Hanover Theatre with any future capital campaigns and to explore the possibility of expanding fundraising efforts to the area around the Theatre in order to create a branded destination entertainment district.

“All began with the Hanover Theatre,” said Blais. “They deserve our ongoing support. But we feel strongly that the time is now for this partnership with the City, because...
Building Roads Towards the Future

By Julie A. Holstrom

Worcester Business Development Corporation sold Centech Park East, an 85-acre industrial development in the Town of Shrewsbury, to Centech Park, LLC, marking the successful completion of the WBDC’s latest infrastructure development project in the Town of Shrewsbury.

The Centech Park East project is a proposed light industrial park that is located on 85 acres of surplus Grafton State Hospital land. Purchased by the WBDC in 2009, the development of Centech Park East will yield complementary uses to Centech Park, the adjacent 121-acre technology park.

In 2008, the WBDC and the Town of Shrewsbury were awarded a $2 million grant from the U.S. Department of Commerce, Economic Development Administration (EDA) and the Town of Shrewsbury received a $1 million Public Works (PWED) grant from the Commonwealth of Massachusetts to fund the construction of infrastructure, including a 1,800 linear foot industrial access road, to service the Centech Park East project.

The success for this development project is due to the continued collaborative spirit between the Town of Shrewsbury and Grafton. During the construction of the original Centech Park, the towns developed an Intermunicipal Agreement for the water and sewer services as a creative way to solve budget and capacity issues for needed infrastructure. In 2005, the communities once again collaboratively constructed Centech Boulevard, paving the way for the Centech Park East project.

Today, the Intermunicipal Agreement between the two communities has extended to service the Centech Park East project with the Town of Grafton supplying the water and sewer capacity to the development project.

With the infrastructure scheduled for completion in the spring of 2011, the Centech Park East will be able to support 650,000 square feet of light industrial and manufacturing businesses and create approximately 500 jobs for Shrewsbury and the surrounding communities.

Land Transfer Allows for Completion of Bio-Tech Park

By Roberta L. Brien

On January 25, 2011, the Worcester Business Development Corporation sold Centech Park East, an 85-acre industrial development in the Town of Shrewsbury, to Centech Park, LLC, marking the successful completion of the WBDC’s latest infrastructure development project in the Town of Shrewsbury.

The 32 acre parcel is located on Plantation Street, north of Biotech V and between the towns of Shrewsbury and Grafton. The parcel will accommodate a parking garage, and two buildings on the site.

The transaction was a partnership between the WBDC and the University of Massachusetts Medical School (UMMS). UMMS financed the transaction and purchased 37 acres of the property for construction of a parking garage. The garage, currently being designed for approximately 1,500 spaces, will be used by faculty, staff, and students who work on the campus.

The land is the final parcel of the Massachusetts Biotechnology Research Park East development is a true success story for the Town of Shrewsbury and the Commonwealth of Massachusetts,” said David Forsberg, President of the WBDC. “This project is a prime example of the effective use of federal and state resources, taking vacant, underutilized state property and transforming it into an active technology park.”
WBDC Sells Ownership Interest in Gateway Park

By Jonathan M. Weaver

Worcester – The former Worcester Vocational High School complex, known locally as the Voke School, was vacated in 2006 when operations moved to a new, state-of-the-art facility on Skyline Drive. In anticipation of its closing, the Voke School was included in the Gateway Park Master Plan. The Master Plan identified the building as an ideal location for housing on one of Worcester’s most important riverfronts and adjacent to the success- ful Gateway Park, a mixed-use redevelopment focusing on biotechnology and life science research.

On September 20, 2010 Congressman James P. McGovern (D-MA), members of the Worcester legislative delegation, local officials from the City of Worcester, and representatives of the Worcester Business Development Corporation (WBDC) gathered to officially kick off Phase 1 of the former Worcester Vocational High School (Voke School) redevelopment.

The current Voke School was constructed through several additions since the school opened in 1962. The brick buildings were constructed first, forming a U-shape around Great Street, Salisbury Street, and Major Taylor Boulevard. Later a gymnasium and welding shop were constructed in the center of the U-shaped buildings. Finally, the Worcester Industrial Technical Institute (WITI) building was constructed, changing the U shape into a solid square.

Since being vacated by the Worcester School Department in 2006, there have been numerous environmental issues complicating the re- development of the properties. Two leaking underground storage tanks were removed in 2008. Unfortunately, a significant amount of oil had leaked out of the tanks and under- ground the still active parts of the school complex. New Gar- den Park, Inc., a non-profit company that assisted the WBDC and Worcester Polytechnic Institute (WPI) in the environmental cleanup of Gateway Park, purchased the building from the City of Worcester and sought to find the funding necessary to redevelop the structure with the help of another local non-profit, Worcester Common Ground.

Accessing and excavating the contaminated soil was estimated to cost $1.2 million. The site location underneath the gym- nasium, welding shop, and WITI build- ing required the buildings be demolished prior to soil excavation. With the help of $600,000 grants from the U.S. EPA, Mass- development, and the WBDC, the proj- ect was able to commence. The first phase of the project demolished the structures and removed the contaminated soil, pre- paring the building for re-development as rental housing. The Gate- way Park Master Plan envisioned housing as a key component to activate the area.

The award winning partnership between the WBDC and WPI received the presti- gious Phoenix Award from the US EPA for their efforts in Brownfield redevelop- ment as well as the Excellence in Eco- nomic Development award from the U.S. Department of Commerce.

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Sowing the Seeds of Growth in Worcester
Flourishing Partnership with New England Certified Development Corporation

By Joyce A. Stewart

Worchester’s New England Certified Development Corporation (WBDC) is rolling out loan opportunities to small business owners investing in the growth of their companies through the Small Business Administration (SBA) 504 Loan Program. The WBDC, an authorized Certified Development Corporation (CDC), since 1963, provides SBA 504 loans for the acquisition of fixed assets to the expanding business community.

Our recent partnership with New England Certified Development Corporation (New England CDC) with the five offices in the region strengthens our mission of economic development through 504 lending. Elizabeth Trifone, Vice President of New England CDC reflects, “We are the only CDC in New England that offers a stream of other financing products to complement the 504 program. We encourage borrowers to consider 504 lines of credit, term loans, mezzanine investments, and bridge and down payment financing through our offices, BDC Capital Corporation.”

Partnering with local financial institutions, the crucial funding options help establish possibilities thereby making economic realities for more. With more than 10 third-party lender utilization of the 504 Loan Program in Worcester County, the WBDC is working to expand these important services with potential business applicants.

The Small Business Jobs and Credit Act of 2010 (H.R. 5297) signed into law in September, 2010 by President Obama lead to an increase in small business access to capital and the resources needed to help boost our economy and generate America’s competitiveness in the marketplace. Some of the highlights of this law enable 504 Loan Applicants a one-time for waiver and the deferment amount from $2 million to $3 million a project in consideration of increased development costs of buildings and sites. WBDC advocated for these legislative opportunities, enabling the expansion and development of the Worcester County businesses through established relationships with lenders, applicants, business seminars and local exhibitions as well our current loan customers.

In 2010 WBDC’s loan applications and approvals on behalf of small businesses to acquire land and buildings which support the various types of operations ranged between $7 million to $10 million! WBDC loan services have enabled growth opportunities in a wide array of industries including real, fabrication, hospitality, small manufacturers, concrete, and innovative systems such as solar, satellite and new aviation technology.

“Our own investment in business and economic development is to strategically re-orient towards the next project within the Worcester County and Commonwealth,” stated Craig L. Blais, Executive Vice President of the WBDC.

In 2011, a combined $30 million invested dollars will surge into our local business economy producing 515 jobs generated from these small business loans throughout Central Massachusetts.

WBDC is celebrating its continued loan partnerships with UniBank, Commonwealth Bank, Webster First Great Savings Bank, Union Bank, and Commonwealth Credit Union. Our municipalities are now gaining new revenues from the relocation and redevelopment of tax producing real estate previously not on tax rolls.

“The SBA 504 Loan Program is a win-win situation, providing the revitalization necessary, and can support opportunities for new businesses generated,” noted David P. Everson, President of WBDC.

By Joyce A. Stewart

AUBURN—On April 28, 2011, the DCEC Center hosted the Worcester Business Development Corporation (WBDC) Annual meeting breakfast. Hosts, The Goddard School, 2011 WBDC/ SBA Award which spotlights a successful 504 Loan project exemplifying the program and mission to create jobs, while enriching the children and adding much needed tax revenues.

WBDC is the locally authorized provider of the U.S. Small Business Administra tion 504 Loan Program known as the 504 Loan. The 504 Loan provides small businesses access to long term, fixed cost financing with public-private partnerships to ensure economic growth and development both in the City of Worcester and surrounding communities.

In 2010, WBDC received the SBA/CDC Commonwealth National Bank (now, United Bank) and Matt and Sheri Flandreau, founders of The Goddard School in Auburn receive the SBA Award.

The Goddard School in Auburn was named to the ninth consecutive year in the United States. Headquartered in King of Prussia, Pennsylvania, GSI currently licenses 370+ Goddard School franchises with more than 34,000 students in 34 states. GSI is the acknowledged leader in franchise child care and provides child care services in the United States.

In addition to meeting state licensing requirements, each school is expected to meet federal, state, and local licensing standards. As such, each school must have a comprehensive program in place and be dedicated to meeting the requirements of the state licensing authority in which it operates.

The school’s community outreach, coordinated by the administration staff, enriches the children at Eddy’s Pond (elderly residents) and the community at large. The Auburn Y outh and Family Services, a non-profit, offers individuals with disabilities and their families the opportunity to live a higher quality life through their participation in the Goddard School® network throughout the United States. The school is open Monday through Friday from 7 am to 6 pm year round, offering a variety of developmentally appropriate programs for children from 6 weeks to 6 years old. They offer before and after school enrichment and camp programs. The Goddard School is located at 494 Washing ton Street, Auburn, MA on the web at goddard-school.com.

The Goddard School in Auburn is a national franchise recently named by Entrepreneur magazine for the ninth consecutive year (January 2010) and one of the Top 250 Franchise Systems (worldwide sales), by Entrepreneur Times, for the fourth consecutive year (October 2010). Goddard System, Inc. (GSI) is expanding The Goddard School® network throughout the United States. Headquartered in King of Prussia, Pennsylvania, GSI currently licenses 370+ franchised schools with more than 34,000 students in 34 states. GSI is the acknowledged leader in franchise child care and provides child care services throughout the United States.

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45. We had only one real big
up and he used all 10
poms to make it look
better.

44. This is the name of
the part of the
Westchester
where the museum is
now.

43. The bar where you
order your drink is
across the
street.

42. The party was only a
par 3 for him.

41. The man's name was
Bill. Thank you.

40. Today the part
where the river is
is.

39. What is the name of
the man who
invented this?

38. The city where the
part of the
town where the
library is located
is.

37. This local loom
manufacturer
invented this.

36. This Worcester
inventor revolutionized
the plastics industry.

35. First sold as Enovid, this
was the first oral
contraceptive.

34. First sold as Enovid, this
was the first oral
contraceptive.

33. Don't fence me in. This
invention really do

32. Although not granted
leadership?

31. Where else in Worcester
is there a building that
is more than 200 years
old?

30. No more wrestling or
nudges or wrestling.

29. The part of the
library where they
invent things.

28. This is the name of
the library.

27. The name of this
library is.

26. The name of this
library is.

25. This is the name of
the library.

24. The library is named
after this person.

23. The library is named
after this person.

22. The library is named
after this person.

21. The library is named
after this person.

20. The library is named
after this person.

19. The library is named
after this person.

18. Founded in 1909 by
William Gilmore.

17. John was the
inventor of this.

16. The party was only a
game for a few
months.

15. Is the circus in town?

14. This Worcester
inventor revolutionized
the plastics industry.

13. Charles Thurber's 1843
invention.

12. Earlier known as Long
Island.

11. Worcester is a city of
three decker kid from
Quinsigamond.

10. Worcester is a city of
grandson of Worcester-born
humorist Robert Benchley.

9. Jaws author Peter
Benchley, just lots of ice,
commented.

8. "No great whites here,
Worcester invention revolutionized
the plastics industry.

7. This Worcester
inventor revolutionized
the plastics industry.

6. This Worcester
inventor revolutionized
the plastics industry.

5. Thirty-five years as City
Manager. That's long.

4. "No basketball until you've
ever seen a game.

3. Charles Thurber's 1843
invention.

2. The party's only once a
year, but that's because

1. This Worcester
inventor revolutionized
the plastics industry.
### Past Bowditch Award Recipients

1999 John D. Hunt  
2000 William J. Short  
2001 Robert E. Maher, Jr.  
Joseph A. Podbielski, MD  
Alan M. Stoff  
2002 The Crowley Family  
2003 John LaPoint  
Sheila Jolicoeur  
2004 Abbott Research Center  
Dr. Alejandro A. Arufo  
2005 John M. Neilson  
2006 Charles F. Monahan, Jr.  
2007 Robb & Madeleine Atiquist  
2008 WPI and Dr. Dennis R. Berkay  
2009 Mary C. DeFaulds  
Frederick H. Eppinger  
2010 Charles and Janet Barbaria  

Awarded each year to the individual who most contributes to Mr. Bowditch’s “expectations” for the success of the WBDC.

### BOWDITCH AWARD

**TIMOTHY P. MURRAY**

Council. Tim was a leading force on “brownfield” redevelopment. As Mayor, he took on the difficult task of forcing the sale of the vacant Worcester Center Galleria and launched the effort to develop the massive Downtown “CitySquare” mixed-use project.

When everyone said it was impossible to free up space on the Worcester to Boston rail corridor, Tim took on CSX and turned the impossible into a win for community rail and an economic win for the City of Worcester with the siting of a new modern CSX freight hub on lower Franklin Street.

As Mayor, Tim spearheaded the effort to change the zoning in the northern Central Business District which led to the ultimate cleanup and development of the Gateway Park. The list of economic development accomplishments spearheaded by Tim Murray, in Worcester and across the Commonwealth of Massachusetts, are too numerous to list. Thanks to Tim, the residents of Worcester are experiencing a transformation of their city like never before.

Tim is a life-long resident of Worcester attending public schools and went on to St. John’s High School in Shrewsbury, Tim attended a bachelor’s degree at Brandeis University, and then put himself through law school attending classes at night while working as a substitute teacher and an advocate for homeless families.

Tim earned his law degree from the Western New England School of Law in Springfield and became a partner in the Worcester law firm of Tatman, Leonard and Murray.

Prior to his elective service, Tim was active for many years in a wide range of community initiatives. He served on the Board of the Worcester Public Library, Worcester Historical Museum, Worcester Community Action Council,Working Coalition for Latino Students and Preservation Worcester.

As Lieutenant Governor, Tim is Governor Patrick’s point person on municipal affairs, working closely with the Division of Local Services. Tim is the Governor’s liaison with the Massachusetts Municipal Association and other regional organizations. Tim is married to Tammy (Sullivan), an occupational therapist who works with school-age children. Tim and Tammy live in Worcester with their daughters, Helen and Katherine. This year, without a doubt, the WBDC has unanimously selected Tim Murray as the 2011 recipient of the Robert S. Bowditch Economic Development Award.
Letter from the Chair & President

2010 was a year of “transitions” for the Worcester Business Development Corporation as we successfully concluded our role in two of our partnerships. However, good partnerships do not end. They evolve. So, as we sold our interest in Gateway Park to our partner WPI, we stayed engaged, continuing to provide consulting services and managing the infrastructure improvements that are so crucial to the future of the Park. For over a decade, WPI has been a great partner. Now that they are a client, we wish them continued success and celebrate their recent announcement of a second building at Gateway.

The WBDC will continue to support the Gateway effort. In 2010, we purchased the old Voke School from the City of Worcester and are working with WPI/Development to execute the housing component of the Gateway Park Master Plan.

In the Town of Shrewsbury, where we have effectively partnered since the early 1990’s, we sold our last 8 1/2 acre CenTech Park East site to Miss Development. And, we have formed a new partnership, working for the Shrewsbury Development Corporation to assist with the development of CenTech Park North. Also, in 2010, the WBDC entered a new partnership, teaming with the University of Massachusetts Medical School to acquire and develop the last site at the Biotechnology Park on Plantation Street. The partnership will allow UMass to construct much needed parking and the WBDC to eventually construct a final science/medical building in the park.

Our SBA partnership with New England Certified Development Corporation soared in 2010. They bring a wealth of professionalism and expertise to the table, which has led to a significant increase in loan volume resulting in more jobs and tax base for Worcester County.

We also provided consulting services and managing the infrastructure improvements that are so crucial to the future of the Park. For over a decade, WPI has been a great partner. Now that they are a client, we wish them continued success and celebrate their recent announcement of a second building at Gateway.

Finally, we have forged our most comprehensive partnership ever with the City of Worcester. The “Downtown Partnership” will bring the resources of the City and the WBDC together in a coordinated and strategic team, which will make a difference Downtown.

Thanks to an outstanding Board of Directors, the best staff both of us can remember and our valued clients and partners. We firmly believe that the key to success is “partnership” and that “the answer is Downtown.”

Andrew B. O’Donnell
Chair

David P. Forsberg
President
Keynote Speaker, Anthony Flint Shares Expertise on Land Use

WORCESTER—Anthony Flint, fellow and director of public affairs at the Lincoln Institute of Land Policy, a think tank in Cambridge, Mass (www.lincolninst.edu), is the keynote speaker at today’s 46th Annual Business Meeting of the Worcester Business Development Corporation held at the DCU Center, Worcester, Massachusetts.

Anthony Flint is author of Wrestling with Moses: How Jane Jacobs Took on New York’s Master Builder and Transformed the American City (Random House) and This Land: The Battle over Sprawl and the Future of America (Johns Hopkins University Press), and co-editor of Smart Growth Policies: An Evaluation of Programs and Outcomes (Lincoln Institute). He has been a journalist for more than 20 years, primarily at The Boston Globe, a policy advisor on smart growth for Massachusetts state government, and a visiting scholar and Loeb Fellow at Harvard University’s Graduate School of Design.


Wrestling with Moses won a Christopher Award in April 2010.

United Bank is pleased to support the WBDC and its staff for the fine work they do in the Worcester Community.

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Solution to puzzle on page 5.