

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, October 8, 2013

3:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

John Donahue
Vincent Pedone
Steven Rothschild
Robert Thomas

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Michael Traynor, Deputy City Solicitor
Erin Cahill, Financial Manager, WRA
Jane Bresnahan, Executive Office of Economic Development

Other

Dante Comparetto

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 3:00 P.M. on October 8, 2013.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 3:15 P.M.

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2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the September 10, 2013 Meeting

Mr. McGourthy asked the Board to review the minutes. Mr. Pedone offered approval of the minutes with Mr. Donahue seconding the approval.

4. Discussion/Votes

a. Strategic Planning

i. Urban Renewal Update

Mr. McGourthy reviewed with the Board the recently released Consultant Design Services, Urban Renewal Plan RFP that was included in the Board mailing. The bids are due November 15th and will be reviewed and a list of recommendations will be brought back to the Board for final approval.

Mr. McGourthy reviewed with the Board the current anticipated schedule for the Urban Renewal Plan:

September – November 2013:	Selection of a URC
December 2013:	Appointment of Citizen Advisory Committee (CAC) ¹
December 2013 – February 2014:	Delineation and initial analysis of target area
March 2014:	Public review of selected target area and initial analysis
April – May 2014:	Refinement of target area and analysis based on public comment
June 2014:	Public review of draft urban renewal plan
July – August 2014:	Refinement of draft urban renewal plan based on public comment
September 2014:	WRA review and approval of urban renewal plan
October 2014:	Planning Board review and approval of urban renewal plan
November 2014:	City Council review and approval of urban renewal plan
December 2014:	DHCD review and approval of urban renewal plan

Board members highlighted the potential confusion of the term Citizen Advisory Committee (CAC), recognizing the existing City Manager’s Citizens Advisory Council.

¹ CAC will be engaged periodically throughout drafting and review process.

b. *Developed Land - No Update*

c. *Undeveloped Land – No Update*

d. *Union Station*

i. *Union Station Garage Retail*

Board Members discussed the terms and rent of the Union Station Garage Retail Space. The Board had concerns regarding the cost and return to the WRA for leasing the retail space. Under the proposed arrangement, the monthly rent would compensate the WRA for tenant space fit-out costs, then the Off Street Parking Board for 8.2% of the Union Station debt service, with any remainder being split between the two entities. If the 8.2% debt service amount is not offset by the rent paid in a given fiscal year, then the amount not offset will be added to the following fiscal year's 8.2% debt service amount.

The Board Members requested that Mr. McGourthy contact the Off Street Parking Board and the Department of Public Works and Parks to see if a portion of income can be reserved for the WRA prior to the payment of debt service in order to provide some return for the WRA's efforts. Mr. McGourthy suggested that the item be held until the next 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 September 5, 2013 and October 1, 2013 expenses were \$67,029.78.

b. *Theatre District Initiative*

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

c. *Tenant Updates*

Mr. McGourthy advised the Board that he has received a response from CMRPC detailing improvements to the Station.

Mr. McGourthy will be meeting with Selim Lahoud to discuss the corridor work and financials.

Mr. Pedone advised the Board that the CSX Community Advisory Committee will be holding a community meeting to discuss the mitigation funding and the possible use of acoustic sensors to be deployed in targeted neighborhoods.

Board Members discussed taxicab queuing in front of the Station and potential alternative locations.

There being no further business the meeting adjourned at 4:08 PM

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer