

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY
Tuesday, November 8, 2011
12:00 P.M.
Union Station – CMRPC Conference Room
2 Washington Square
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

John Donahue, Chair
Robert Thomas
Dick Eid

City of Worcester

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

Other

Stephen O'Neil, Administrator, Worcester Regional Transit Authority

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on November 8, 2011.

Prior to the meeting Mr. McGourthy presented to the Board a Union Station video produced by the City's Cable Services Division with original footage of the Station. Once the WRTA facility is completed this will be added. The video will air on the City's Government Channel for promotion of Union Station. Board members thanked Mr. McGourthy for the presentation.

1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:15 P.M.

2. Roll Call

Mr. McGourthy called the roll.

3. Minutes of the October 11, 2011 Meeting

On a motion by Mr. Thomas and seconded by Mr. Eid, the minutes were accepted on a 3-0 voice vote.

4. Discussion/Votes

a. Discussion - Concessions

Mr. McGourthy reviewed with the Board the concession machines (ATM, soda, food) located in the station. Mr. McGourthy reported that a vending machine snack service bid was sent out with one response received from IT Vending Co., Inc. Mr. McGourthy stated that the company will be offering 20% of the profits or a monthly check in the amount of \$30.00.

5. Other Business

a. Monthly Expenditure Report

Mr. McGourthy introduced Erin Cahill, the new Financial Manager for the WRA, to the Board. Thomas Zidelis, Chief Financial Officer, reviewed with the Board the check detail and monthly comparison summaries noting an increase in the security payment as well as work in the toilet space area. Board members welcomed Ms. Cahill.

Mr. McGourthy informed the Board that the Independent Auditor's Report will be presented at the December meeting.

Mr. McGourthy stated that he received a letter from the Attorney for Byblos Lounge acknowledging its arrearage and requesting an opportunity to submit a proposal for lease modifications, based on current and future Byblos operational efforts. Mr. McGourthy met with Mr. Selim Lahoud of Byblos Lounge and his attorney Todd Brodeur of FletcherTilton PC on November 4th at which Mr. Lahoud stated that he would be bring his rental arrearages up-to-date by January 2012 and he would work with the Board on how he can restructure his approach going forward. Mr. Lahoud will be providing a letter to the Board prior to the December meeting with his proposal. A general discussion ensued regarding different ways that Mr. Lahoud can promote his business at the Station.

b. WRTA Monthly Update

Stephen O'Neil, Administrator of the Worcester Regional Transit Authority (WRTA), presented an update on the bus facility. Mr. O'Neil thanked the Board Members, Mr. McGourthy, the Law Department, and the Department of Public Works and Parks along with the City Manager and City Council and all staff involved in the project.

Mr. O'Neil stated that the WRTA was now at the 60% design phase. Mr. O'Neil informed the Board that the project has appeared before the Planning Board and received site

plan approval allowing Consigli Construction to be brought on board for a spring construction start and a 14-month construction period.

Mr. O'Neil reviewed with the Board the floor plans and layout in the building as well as the aesthetics and energy-efficient design work being incorporated. Mr. O'Neil also showed the Board the masonry patterns and color palette samples on display depicting light grey brick, Union Station yellow, and two color combinations. Mr. O'Neil explained that WRTA officials are partial to the mono-tone color iterations, most particularly Union Station yellow. They like the subtle reference to the monolithic towers and masses of Union Station as well as the utilization of the same brick tone as Union Station with a strong nod to historic Worcester. Mr. O'Neil also noted that the buses will be electronically fitted to allow voice announcements on the buses as well as the new terminal. There will also be a bike element at the transfer facility.

The Board thanked and congratulated Mr. O'Neil on the project and the partnership with the WRA.

c. WBDC Partnership

Mr. McGourthy updated the Board that work is continuing on the master plan and that the WBDC will back to the Board once a master plan has been drafted.

Mr. McGourthy advised the Board that that the free "library" is up and running and that Worcester Public Librarian Mark Contois has consulted with Mr. Trifero to set up the location for the three-month trial for the free book exchange.

There being no further business, the meeting was adjourned at 1:05 P.M.

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer