

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



**WORCESTER REDEVELOPMENT AUTHORITY**  
**Tuesday, February 14, 2012**  
**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  
Richard Eid

*City of Worcester*

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

*WBDC*

Craig Blais  
Roberta Brien  
Julie Holstrom

*Chan Krieger Sieniewicz*

Alan Mountjoy  
Juliana Gamble

*Telegram and Gazette*

Aaron Nicodemus

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on February 14, 2012.

**1. Call to Order**

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:00 P.M.

**2. Roll Call**

Mr. McGourthy called the roll.

**3. Minutes of the January 10, 2012 Meeting**

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

Mr. McGourthy requested the Board to take item 5.c. out of order:

5.c. Theatre District Initiative

Alan Mountjoy from Chan Krieger presented to the Board the Theatre District plan being developed by the Worcester Business Development Corporation (WBDC) and the City. Highlights of the Plan include: Study Area, Assets & Strengths, Downtown Anchors – Area Successes, Weaknesses, Analysis of Building Facades, Development Opportunities, Challenges, and Goals of the Plan.

The Master Plan Action Agenda –

1. Create a mixed-use district anchored in institutional growth;
2. Increase stock of market-rate and student housing;
3. Attract private and institutional investment;
4. Expand district connections;
5. Improve pedestrian network of alleys and shared streets;
6. Manager and increase parking supply; and
7. Attract retail and restaurant uses.

A discussion ensued regarding buildings, parking lots and alleys in the study area; enhanced lighting to the area; and private property owners looking to develop to promote economic development. Mr. McGourthy thanked Mr. Mountjoy and Worcester Business Development Corporation for the presentation.

**4. Discussion/Votes**

- a. *Submission to DSB for Engineering Services for Union Station*
- b. *Submission to DSB for Architectural Services for Union Station*

Mr. McGourthy and Atty. Traynor reviewed with the Board the Designer Selection Board (DSB) process which procures engineering and architectural services for the City and WRA. At

this time the WRA is seeking proposals for on call engineering and architectural services for Union Station.

Mr. Eid offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to request the City of Worcester Designer Selection Board to issue, on behalf of the Authority, a Request for Proposals, based on the attached scope of services, from engineering firms to provide non-exclusive, on-call mechanical, engineering and plumbing (“MEP”) services for miscellaneous projects at the Union Station Intermodal Transportation facility for a three year period.**

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

Mr. Thomas offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to request the City of Worcester Designer Selection Board to issue, on behalf of the Authority, a Request for Proposals, based on the attached scope of services, from architectural firms to provide non-exclusive, on-call design services for miscellaneous projects at the Union Station Intermodal Transportation facility for a three year period.**

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

*c. Wormtown Brewery Engineering Services – DSB Minutes*

Mr. McGourthy explained that the WRA needed to undertake initial engineering and architectural work to explore the possibility of fit-out of the loading dock area to accommodate Wormtown Brewery’s use of the space. The Designer Selection Board has approved the WRA’s use of the City’s contract with Lindgren and Sharples to provide an analysis of the cost of build-out. Mr. McGourthy explained that the initial services would cost approximately \$4,900. The WRA approved the use of Lindgren and Sharples and authorized the drafting of an amendment to the cooperation agreement with the City to pay for the same.

*d. Washington Square – Landscaping*

Landscaping Etc, Inc, of Millbury wants to adopt all four of the corner parcels and the central island parcels around Washington Square. Their plans for the small pocket parks including the one in front of Union Station is to trim, weed, mulch and maintain. The Department of Public Works and Parks has met and given its approval for the other three pocket parks and the center island at Washington Square. The WRA owns the remaining corner. This offer includes a four season maintenance program.

*e. Byblos Lounge – Lease Compliance Update*

Mr. McGourthy informed the Board that we are working with the owner and he is currently behind one payment per the agreed-upon repayment program. Mr. McGourthy will bring a report to the next meeting.

*f. Maxwell Silverman's/Luciano's – Lease Compliance Update*

Mr. McGourthy informed the Board that he is working with Maxwell Silverman's to resolve certain issues related to operations and maintenance at Union Station. A meeting has been set up to discuss same. Mr. McGourthy will report at 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 summaries noting an increase in security costs. A highlight was the \$83,000 left in the snow budget due to less than expected snow tallies.

*b. WRTA Monthly Update*

Mr. McGourthy informed the board that a meeting between the WRTA and the Department of Public Works & Parks, Law Department, and Economic Development department was set up to discuss start of operations and construction start up in March. Mr. McGourthy will provide an update to the board at the next meeting.

*c. Theatre District Initiative*

Taken with Item 4a.

Mr. Donahue presented the Board with a letter he received regarding the station doors being shut to the bus port area near the bus lines. Mr. McGourthy stated that he will look into the situation and provide a response at the next meeting.

Mr. Thomas requested Mr. McGourthy to look into the feasibility of parking across from Union Station. Mr. McGourthy will provide an update at the next meeting.

There being no further business, the meeting was adjourned at 1:35 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer