

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, February 12, 2013

12:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Robert Diaz  
John Donahue  
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

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on February 12, 2013.

### 1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 12:10 P.M.

### 2. Roll Call

Mr. McGourthy called the roll.

### **3. Minutes of the January 8, 2013 Meeting**

Mr. McGourthy asked the Board to review the minutes. Mr. Rothschild requested a change to Item 4.a. by changing the last sentence to read ...a walk-through of the area would take place at the end of the meeting. Mr. Rothschild offered approval of the minutes with Mr. Diaz seconding the approval.

Regarding the minutes Mr. McGourthy informed the Board that two council orders were filed requesting the posting of minutes on the website and the meetings to be held in City Hall. Mr. McGourthy stated that moving forward all minutes would be posted on the website. The Board discussed the merits of relocating meetings to City Hall, but decided that the WRA's responsibilities for care and custody of Union Station made it a more appropriate location for its meetings.

### **4. Discussion/Votes**

#### *4.a. Strategic Planning*

Mr. McGourthy addressed the ongoing discussions related to the expansion of the WRA's role in the City's economic development initiatives, including the Theatre District. Mr. McGourthy advised the Board that the City Manager was preparing a proposed budget and staffing plan as well as appropriate resources to consider urban revitalization initiatives within the downtown. Mr. McGourthy offered to bring to the next meeting an overview of the various economic development goals and initiatives.

Mr. Rothschild asked Mr. McGourthy to explore the potential of expanded rail service from Worcester to Providence to build on Union Station's importance as a hub of activity.

#### *b. Developed Land*

Board members discussed the City-owned Union Station parking garage and the leasable space in the ground floor level. Mr. McGourthy explained that there had been multiple Requests for Proposals to lease the space with limited response. The Board inquired as to the feasibility of working with the Department of Public Works and Parks to lease back the garage or tenant spaces in order to sublease the spaces. Mr. McGourthy will look into the various proposals.

#### *c. Undeveloped Land*

Mr. McGourthy informed the Board that the City continues to discuss Washington Square parcels with interested developers. Staff is working to complete a metes and bounds of the parcel(s) in question to allow for the transfer from the City to the WRA. \

#### *d. Union Station*

In late January, Mr. McGourthy and Ms. Cahill met with Selim Lahoud, Byblos Lounge owner. He stated that he had a successful month in January and has hired a new marketing person. Mr. Lahoud intends to make current his outstanding balance within ninety (90) days.

Mr. McGourthy also discussed with Mr. Lahoud the possibility of creating a corridor connecting the Grand Hall to the rear tenant space, removing a portion of the Byblos Lounge space from the tenant's control. Mr. Lahoud was open to the idea and is willing to continue the discussions.

e. *Cooperation Agreement Amendment*

Prior to the Cooperation Agreement Amendment vote the Board discussed the existing bond capacity, the monies from the Federal Transit Authority, and possible financial scenarios for the operation of the garage and leasable space within the garage.

Mr. Rothschild offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station cooperation agreement whereby the Authority shall reimburse the city of Worcester the amount of Twenty-four Thousand, Five Hundred Dollars (\$24,500.00) for the Authority's use of the city's on-call architectural services firm, Lindgren & Sharples, to provide tenant fit-out design services for Wormtown Brewery, LLC.**

Mr. Donahue seconded the vote, and it was voted 4-0 on a voice vote.

**5. Other Business**

a. *Monthly Expenditure Report*

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary noting that between January 3 and February 6, 2013 expenses were \$131,046.52. Ms. Cahill advised the Board that there was a payment for snow removal costs in the amount of \$35,807.50.

b. *WRTA Monthly Update*

Mr. McGourthy informed the Board that the WRTA is looking into the availability of parking spaces in the Union Station Garage.

c. *Theatre District Initiative*

Mr. McGourthy noted that the Theatre District Community Meeting was well attended and well received, with general concerns expressed only about specific items within the plan. The City anticipates submitting the plan to City Council in late February or early March, with the expectation that the plan will go to the Economic Development Committee for consideration.

d. *Tenant Updates*

Mr. McGourthy stated Maxwell's is current with its rent but there still remains an outstanding balance for the removal of the awning. Mr. McGourthy advised the Board that the next lease payment will be applied against the balance.

At the last meeting a request was made as to the capacity of the awning as it relates to wind. Paul Moosey of the Department of Public Works and Parks stated that the awning should be good up to hurricane winds of 80 miles per hour

Mr. McGourthy provided the Board with an informational copy of Central Massachusetts Regional Planning Commission 2012 Public Information at Worcester's Union Station

Intermodal Facility. This report is a preliminary report concerning wayfinding systems through the Union Station Intermodal Transportation facility and surrounding areas.

Mr. Rothschild requested at the end of the next meeting a tour of the surface parking areas near the Station and a tour of the WRTA Bus Hub.

There being no further business after the tour, the meeting was adjourned at 1:20 P.M.

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer