

# City of Worcester, Massachusetts

Michael V. O'Brien  
City Manager

Timothy J. McGourthy  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, May 14, 2013

3:00 P.M.

Union Station – CMRPC Conference Room

2 Washington Square

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Robert Diaz  
John Donahue  
Vincent Pedone  
Steven Rothschild  
Robert Thomas

#### *City of Worcester*

Timothy McGourthy, WRA Chief Executive Officer  
Michael Traynor, Deputy City Solicitor  
Paul Morano, Director, Business Assistance  
Erin Cahill, Financial Manager, Financial Manager, WRA  
Joseph Borbone, Director/Engineering, DPW&P  
Jane Bresnahan, Executive Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 3:00 P.M. on May 14, 2013.

### 1. Call to Order

Chief Executive Officer Timothy McGourthy called the meeting to order at 3:10 P.M.

## **2. Roll Call**

Mr. McGourthy called the roll.

## **3. Minutes of the April 9, 2013 Meeting**

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

## **4. Discussion/Votes**

### *a. Strategic Planning*

Mr. McGourthy provided the Board with a copy of the proposed FY 14 Union Station Budget that will be submitted to City Council for the Downtown Urban Renewal Plan Initiatives in the amount of \$500,000 and will be bond financed. The funding will be used for consultant services and eventual staffing.

Mr. McGourthy advised the Board that the Theatre District Master Plan will be heard in July by the City Council's Economic Development Subcommittee.

Mr. McGourthy provided the Board with an overview of existing master plans, urban renewal plans, and key areas in Worcester siting the general boundaries from Gateway Park; North Main Economic Development Strategy Area; Medical City Urban Renewal Plan; Washington Square Redevelopment Strategy Area; Union Station Urban Renewal Plan Area; Wyman-Gordon Site; Beacon-Federal Neighborhood Revitalization Plan; Theatre District Master Plan; and, CitySquare. Mr. McGourthy explained that there are currently two existing urban renewal plans in Worcester – Union Station Urban Revitalization Plan and the Medical City Project (formerly East Central Urban Renewal Plan). He noted that Washington Square was split between the two urban renewal plan areas. The Board discussed the potential of urban renewal and blighted areas within the downtown, in the Beacon-Federal area, and the Canal District (e.g., Wyman-Gordon). The Board endorsed the urban renewal revitalization approach and the City Manager's proposed budget.

### *b. Developed Land*

### *c. Undeveloped Land*

### *d. Union Station*

Mr. McGourthy advised the Board that he had spoken with William Hollister, Principal Officer for Amtrak Government Affairs with regard to upgrading passenger train service from Union Station. Mr. McGourthy provided the Board with maps detailing the current ridership on passenger rail service; proposed new rail service projects from MassDOT and ownership of the Massachusetts rail lines. Mr. Hollister advised that Amtrak is looking to broaden their efforts with a New Hampshire to Springfield line possibly to Montreal. Mr. Hollister advised that at the present time there are no plans to increased rail service to or from Union Station. As a result of

Federal Law passed in 2008, any intercity passenger rail service under 750 miles in length is the responsibility of the states.

Mr. McGourthy discussed with Board members the Union Station Leak Investigation prepared by Nault Architects advising that a capital investment plan will need to be addressed to complete repairs in the problem areas. In FY14 areas surrounding Maxwell's and Wormtown Brewery will be repaired as necessary.

Mr. Traynor presented the Board with a summary of key terms for a possible Union Station Garage Retail Space Commercial Lease Agreement which included a Plan of the Leased premises. Mr. McGourthy explained that the Off Street Parking Board will need to vote the area surplus to the City Manager who would then recommend transfer to the WRA.

Mr. Pedone discussed the restrooms in Union Station. Mr. McGourthy stated that a new department is being established in the upcoming City budget that should be able to focus on operational and capital improvements and improve the current issues. A discussion ensued regarding new bathroom space for tenants only and public facilities for all other station users.

Mr. Morano updated the Board members on the Wormtown Brewery cost overruns; changes made to the scope of the project, and bid and sub bid responses. Mr. McGourthy explained to the Board the different considerations for addressing the issues. Mr. Morano will provide greater detail for 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 noting that between April 3 and May 7, 2013 expenses were \$93,560.95.

### *b. WRTA Monthly Update*

Mr. McGourthy advised the Board that the WRTA Opening Ceremony and Dedication is May 28<sup>th</sup> at 10:00 AM and encouraged members to attend.

### *c. Theatre District Initiative*

Mr. McGourthy referred back to the strategic planning discussion.

### *d. Tenant Updates*

Mr. McGourthy updated the Board stating that he received word that Byblos has received the necessary permits from the City's Inspectional Services Department and will be installing the air curtains. Mr. McGourthy said a meeting will be set up to discuss the corridor plan and outstanding arrearage.

### *e. Tour of Surface Parking Lots*

The meeting moved from Union Station for a tour of the surface parking lot areas with Joseph Borbone, Director of Engineering, DPW&P. The tour looked at potential uses for City

controlled lots within the area. Mr. Borbone was going to provide the WRA with additional information regarding locations, number of parking spaces, and existing commitments.

There being no further business the meeting adjourned at 5:15 PM

Respectfully submitted,

Timothy J. McGourthy  
Chief Executive Officer