

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Acting Chief Development Officer
Acting Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Tuesday, April 12, 2011

12:00 P.M.

CMRPC Conference Room

Union Station

2 Washington Square

Worcester, MA 01604

Present:

Worcester Redevelopment Authority Board

Richard N. Eid, Chair

Jack Donahue

Robert L. Thomas

Robert Diaz

City of Worcester

Timothy McGourthy, WRA Acting Chief Executive Officer

Michael Traynor, Deputy City Solicitor

Dori Vecchio, Financial Manager/WRA

Rick Trifero/WRA Facilities Manager

Jane Bresnahan, Economic Development Division

Other Attendees

Stephen F. O'Neil, WRTA

John Carney, WRTA

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

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 March 8, 2011 Meeting

On a motion by Mr. Thomas and seconded by Mr. Diaz, the minutes were accepted on a 4-0 voice vote.

4. Discussion/Votes Votes

Discussion – Advertise and Bid Restroom Construction, 1st Floor Union Station

Mr. McGourthy informed the board members that a vote was taken to advertise the design work which is moving forward on the construction of the restrooms. Mr. Trifero reported that Architectural Services should have the final design plans by the end of April along with a complete set of documents in preparation of the bid. Once the bid has closed and is under contract it will be brought before the board for approval. The anticipated timeframe is approximately six weeks.

Mr. Trifero apprised the board that hallway improvements have been made as a second means of egress for a future potential tenant. This will also allow patrons of Byblos to gain access to the terrace area in front of the building and use restroom facilities without having to enter the Grand Hall.

5. Other Business

a. Monthly Expenditure Report

Ms. Vecchio reviewed with the board the check detail and monthly comparison summaries noting there was a reduction in the snow removal and ice treatment expense. Ms. Vecchio noted that a mid-year payment for Mr. Trifero's time was made as well as a payment to Republic Parking. Ms. Vecchio also provided the board with the Union Station Garage Monthly Operating Report requested at a previous meeting.

b. WRTA Monthly Update

Mr. McGourthy introduced Stephen O'Neil and John Carney from the WRTA to the board and notified the members that a long-term lease has been proposed rather than a sale of the former parking lot. The 99-year lease will ensure WRA involvement in the development of the parcel. In lieu of rent, the WRTA will provide any received Federal Transit Authority (FTA) Fixed Rail Guideway funds. Mr. McGourthy explained that this will provide significant capital to offset WRA capital investments. The WRA will explore whether past capital improvements might qualify as well as whether any capital investments can be made to offset existing operational costs. If there is further development of the parcel, the WRTA will work with the WRA to re-evaluate the financing structure.

Mr. O'Neil thanked the board and noted that he has been unable to attend meetings due to the monthly meeting of the Mass Association of Regional Transit Authority which meets at the same time. He expressed thanks to the board and to Mr. McGourthy for working with him to add to the Union Station complex transit campus – noting his involvement with the renovation of the terminal and construction of the parking garage. Mr. O'Neil described a multi-story office building housing the WRTA administrative offices, customer service center, passenger waiting

area, and restrooms. The WRTA will also provide space for bicycles as a replacement for the proposed bicycle pavilion on Worcester Common. Funding of approximately up to \$12 million for the project has been secured. Buses will be relocated from in front of City Hall to the new hub as a transfer point, however the WRTA will maintain stops on Main Street. Mr. O’Neil noted that the WRTA is making progress with the State MBTA on the extension of the commuter rail as well as the Charlie Card that will allow usage from Worcester to Boston.

Mr. O’Neil reported that they are working very closely with Utile on the overall development of the site as well as the design portion to complement Union Station – the project is currently at 30% design working with Architect – Wendel Duchscherer. He expects to have the final design plans completed by December with construction to take approximately fourteen months. Mr. O’Neil stated they have reached out to stakeholders including a meeting this Thursday with the Canal District – the WRTA will have an inclusive and open public process regarding bidding with a proposed cost range of \$11 - \$12 million with a minimum of two years of construction.

Mr. O’Neil also updated the board on the proposed move of the maintenance and operations facility to a parcel of land on Quinsigamond Avenue. An appraisal of the site is currently way and WRTA is working on a purchase and sale agreement with NSTAR. Once site control is completed the anticipated timeframe is a three year design and construction schedule.

Board members reviewed what funds may or may not be encumbered and requested that a meeting be set up with FTA to discuss what costs may be off set.

Mr. McGourthy commended Mr. O’Neil and the WRTA in the teambuilding efforts to fit in with Union Station, CitySquare and the incorporation of bicycle pavilion at the site with a possible end of the Worcester/Providence Bike Trail adding another layer of intermodal use.

Mr. Thomas requested inclusion of a PLA, three year window, local participation and minority participation contracts with the project as was done with the Union Station rehabilitation and the construction of the parking garage with a construction manager at risk. Mr. Thomas wants to make certain preference is given to local employees – assist in reviewing the proposals, review of proponents and review of the RFP before going out.

Mr. Donahue requested that a follow-up meeting with Mr. O’Neil be scheduled to update on all timetables and proposals with a draft to the board. Mr. O’Neil stated that a draft would possibly be available by June/July.

b. Union Station Capital Projects Priority List

Mr. McGourthy reviewed with Ms. Vecchio and Mr. Trifero the capital needs for Union Station and the anticipated completion dates.

There being no further business, the meeting was adjourned at 12:55 P.M.

Respectfully submitted,

Timothy J. McGourthy
Acting Chief Executive Officer