

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, February 8, 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

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 12:00 P.M. on February 8, 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 January 11, 2011 Meeting

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

4. Discussion/Votes Votes

a. *Amendment to Union Station Cooperation Agreement*

Dori Vecchio informed the board that the recent audit conducted by Sullivan, Rogers & Company, LLC, included the crosschecking of votes and execution of amendments to the cooperation agreement. Upon review it was noted that a vote in the amount of \$850,000.00 for the fit out of Union Station was adopted by City Council in July 2007. Due to the fact that there was not an amendment executed at that time, one is now being brought forward to make sure that any financial transactions have the appropriate documentation.

Mr. Donahue 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 for funds loaned to the Authority in fiscal year 2008 by the city of Worcester in the amount of Eight Hundred Fifty Thousand Dollars (\$850,000.00) for fit out and other improvements to Union Station.

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

5. Other Business

a. *Staff Changes*

Timothy McGourthy thanked the board for their support in his new position as Acting Executive Director. The position will be acting until the budget is passed sometime in early spring.

Items b&d were taken together:

b. *Monthly Expenditure Report*

Ms. Vecchio reviewed with the board check details and monthly comparison summaries noting the expense of snow removal totaling over \$36,000.00. Other costs are standard maintenance repairs with no capital monies spent last month. The snow removal budget is appropriated for \$102,000.00 with a balance of \$40,000.00. Ms. Vecchio explained to the board that due to Rick Trifero's effort in negotiating prices and keeping prices low the results are savings for the Authority.

d. Six-Month Financial Update

Ms. Vecchio presented the financial update for the period July through December 2010. The Chief Financial Officer is working with the attorney of Maxwell Silverman's Conference Center to ensure that any rent arrearage is paid in full. Rent for Byblos Lounge is current. Expenses through December 2010 totaled \$380,282.73. Mr. Trifero's salary has not been charged to the WRA until year end leaving the amount of \$23,043.91 less than budgeted. Ms. Vecchio advised the board that at this time it is not anticipated to have to go to City Council for a year end transfer. Ms. Vecchio will bring to the board any additional transfer of funds that might be needed for snow and ice removal. The board thanked Ms. Vecchio for providing the update.

c. WRTA Monthly Update

At the last meeting the board inquired as to what amount the WRTA would be paying for the temporary parking lot parcel. Mr. McGourthy said that he is in conversations with Steve O'Neil and the City Manager and that there is no formal response yet. Mr. McGourthy reviewed with the board several possibilities financial approaches to the transaction where funding might be available for the WRTA to purchase the parcel. Mr. McGourthy informed the board that the WRTA is going forward with their search of a site for the repair and maintenance facility which is the allowable use under the \$39M grant from the federal government. Mr. McGourthy noted that environmental testing performed at the site indicated some reportable concentrations. and will have results for the next meeting although the site is showing small traces and it is enough to be reported to DEP. The WRTA will be doing the clean up as they are doing the project.

e. Visitor Center

Mr. McGourthy informed the board that conversations are underway regarding the potential placement of exhibits in the rear hallway and rotunda area related to the former Worcester Blackstone Visitor Center project, which was substantially impacted by a fire in March 2010 which destroyed the original site. Discussions are in an informal state and Mr. McGourthy will bring back to the board any proposals.

Mr. Eid welcomed Mr. McGourthy and wished him well. Mr. Thomas asked the amount the WRA owes to the City – Ms. Vecchio informed the board that the WRA currently owes the City approximately \$5.4 million.

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

Respectfully submitted,

Timothy J. McGourthy
Acting Chief Executive Officer