



WORCESTER REDEVELOPMENT AUTHORITY
Tuesday, January 11, 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

Julie A. Jacobson, WRA Chief Executive Officer
Dori Vecchio, Financial Manager/WRA
Michael Traynor, Deputy City Solicitor
Timothy McGourthy, City Manager's Office
Jane Bresnahan, Economic Development Division

Others in Attendance

Matt Hunt, CPA, Sullivan, Rogers & Company, LLC

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

1. Call to Order

Chief Executive Officer Julie Jacobson called the meeting to order at 12:00 P.M.

2. Roll Call

Ms. Jacobson called the roll.

3. Minutes of the November 9, 2010 Meeting

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

4. Discussion/Votes
Votes

a. *Auditor's Year-End Statement*

Dori Vecchio introduced Matt Hunt of Sullivan, Rogers & Company, LLC, auditing firm for the Authority. Mr. Hunt reviewed the main points of the financial statements with the Board. Mr. Hunt reviewed with the board the financial position of the Authority as of June 30, 2010. Mr. Hunt noted that the internal controls of the Authority were good and that the formal financial policies, procedures and controls being implemented and policies being created are in accordance with the Government Auditing Standards.

Ms. Jacobson thanked Mr. Hunt for providing the report and welcomed working with Sullivan, Rogers & Company in the future. Ms. Jacobson also thanked Dori Vecchio for continuing to do a great job of implementing new procedures outlined by the auditing firm and her continued oversight of financial matters for the WRA.

Mr. Diaz offered the following motion:

Voted that the Worcester Redevelopment Authority hereby approves and accepts the year end Financial Statements and Independent Auditors' Report for the fiscal year ended June 30, 2010, prepared by Sullivan, Rogers & Company LLC.

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

b. *Deed – 19 Sever Street*

Michael Traynor reviewed with the board the vote of the November 9, 2010 meeting to convey the property at 19 Sever Street for no consideration to the Trust which owns the abutting property. Attorney Jonathan Calianos recently notified Mr. Traynor that the Trust has been dissolved and the beneficiaries will be the names that should appear on the deed.

Mr. Traynor recommended that the Board rescind the vote taken in November and take a new vote to convey the deed to the abutting property owners.

Mr. Donahue offered to rescind the vote of November 9, 2010 to transfer 19 Sever Street to the Trust represented by Attorney Calianos.

Mr. Thomas seconded the verbal rescission of the vote, and it was voted 4-0 on a voice vote.

Mr. Thomas then offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to execute a quitclaim deed conveying 19 Sever Street, for nominal consideration, to Theodore A. Calianos II, Andreas G. Calianos, Jason C. Calianos, and Jonathan C. Calianos of 116 South Street, Upton, Worcester County, Massachusetts.

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

Ms. Jacobson updated the board on the 51 Belmont Street parcel. Ms. Jacobson met with Monsignor Sullivan of the Diocese at the site and it was determined that the parcel that the Diocese was interested in purchasing is not owned by the WRA but in fact by the State. The WRA parcel is in fact behind the church, abutting the parking lot.

Ms. Jacobson also said that there is a possibility that the WRA may own another parcel behind the church that could be erroneously listed as owned by another entity. Once research of the parcel is complete, a report will be brought back to the board.

c. *WRTA Extension Preferred Developer Status*

Mr. McGourthy reviewed with the board a revised plan, site design and schematics.

- The proposed \$11M project includes an 8-slip bus transfer platform to include a multi-story building with a public waiting area and amenities;
- It will also include WRTA administration, customer service and ticketing office;
- There will be a landscaped area at Front and Foster Street;
- The timeline is as follows: 1st and 2nd Quarter 2011 – design and permitting; 3rd Quarter 2011 – bidding and construction reviews, and 4th Quarter 2011 through 4th Quarter 2012 – construction

Prior to taking a vote on the item, the board asked the amount that the WRTA would be paying for the parcel. Mr. McGourthy advised that there are continued conversations regarding the dollar amount but that the WRTA is looking to pay a nominal fee. The board stated that they would like to have further discussions regarding the determination of the purchase price.

Mr. Donahue offered the following motion:

Whereas, on December 15, 2009, the Worcester Redevelopment Authority designated the Worcester Regional Transit Authority (“WRTA”), for a twelve month period, as the preferred developer of the Authority’s parcel on Foster Street formerly used as a surface parking lot (“Foster Street Lot”), during which time the Authority agreed it would not negotiate with any other entity for the development of the parcel; and

Whereas, the Authority and WRTA desire to extend the timeframe of the WRTA’s preferred developer status;

Be It Voted that the Worcester Redevelopment Authority hereby designates the Worcester Regional Transit Authority (“WRTA”) as the preferred developer of the Foster Street Lot for an additional twelve months;

Provided, however, that during such additional one year period the WRTA shall continue to work with the WRA and City of Worcester to develop a financially feasible proposal of appropriate massing, scale, and design that complements Union Station and the surrounding area, activates Front Street and Foster Street, and accommodates the needs of intermodal transportation activities at Union Station, including the provision of amenities for passengers and pedestrians.

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

5. Other Business

a. Monthly Expenditure Report

Ms. Vecchio reviewed with the board the check detail summary and monthly comparison summary. Ms. Vecchio noted that the report covers the period from December 7, 2010 to January 7, 2011. Monthly totals of \$62,232.90 are consistent with last year's total.

b. Fusion Update

Fusion is open and operational. Selim Lahoud and Rick Trifero are working on parking arrangements in the garage similar to that of Maxwell's. Per the terms of the lease, a portion of the security deposit has been released and has been applied toward the rent. Thus, Mr. Lahoud has paid four months in advance with the released security deposit funds.

c. AMTRAK

Ms. Jacobson provided the board with correspondence from the National Railroad Passenger Corporation that advises the board of the acceptance of unloaded firearms in checked baggage at Amtrak train stations and on Amtrak trains operating within the United States that offer checked baggage service. This service was previously offered but discontinued after the events of September 11, 2001.

Board members wished Julie Jacobson, Chief Executive Officer, best wishes, good luck and success as she becomes the first Town Manager for Auburn. Ms. Jacobson thanked the board for their kind words and expressed her great pleasure to serve the board.

There being no further business, the meeting was adjourned at 1:12 P.M.

Respectfully submitted,

Julie A. Jacobson
Chief Executive Officer