

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager

Timothy J. McGourthy
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY
Tuesday, December 13, 2011
12:00 P.M.
Union Station – CMRPC Conference Room
2 Washington Square
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Robert Diaz, Vice-Chair
Robert Thomas
Dick Eid

City of Worcester

Timothy McGourthy, WRA Chief Executive Officer
Michael Traynor, Deputy City Solicitor
Thomas Zidelis, Chief Financial Officer
Erin Cahill, Financial Manager, WRA
Jane Bresnahan, Executive Office of Economic Development

Other

Matthew Hunt, 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 December 13, 2011.

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 November 8, 2011 Meeting

On a motion by Mr. Diaz and seconded by Mr. Thomas, the minutes were accepted on a 3-0 voice vote.

4. Discussion/Votes

a. Sullivan, Rogers & Company, LLC – Auditor’s Report

Thomas Zidelis, Chief Financial Officer, introduced Matthew Hunt, Principal of Sullivan, Rogers & Company, LLC, auditing firm for the Authority and the City of Worcester. Mr. Hunt reviewed the main points of the financial statements and the financial position of the Authority as of June 30, 2011. Mr. Hunt noted that the suggestions in the previous year’s audit to improve financial policies, procedures and controls have been implemented and a policy and procedures manual for the day to day operations is almost complete. Mr. Zidelis noted that the WRA’s bank statements are reviewed carefully by Erin Cahill, Budget Director Jarrett Connor, and then Mr. Zidelis himself. Mr. Zidelis thanked Mr. Hunt for providing the review and reviewing its contents with the Board.

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, 2011, prepared by Sullivan, Rogers & Company LLC.

Mr. Thomas seconded the motion, and it was voted 3-0 on a voice vote.

b. IT Vending Co., Inc.

Mr. McGourthy announced that IT Vending Co., Inc. has replaced DownEast Vending for a vending snack service machine. The company will be paying the WRA 25% of the profits or a monthly check in the amount of \$30.00.

c. Foster Street Parcel

Mr. McGourthy informed the Board that the City Council had abandoned a portion of the right-of-way of Foster Street and transferred that area between the sidewalk of Foster Street and the railroad that abuts Union Station to the control of the Office of the City Manager for disposition to the Authority. This will allow the WRA to accept delivery of a deed conveying all right, title, and interest to property depicted as “New Lot 1” and “New Lot 3” for development purposes. Once the WRA accepts the property, the Board will be in a position to lease the entire area, including existing WRA property, to the Worcester Regional Transit Authority (WRTA). Mr. McGourthy advised the Board that the WRTA project is at the 60% design phase with the continued goal to begin construction in the spring of 2012.

Mr. Thomas offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair to accept delivery of a deed conveying, for nominal consideration, all right, title and interest of the city of Worcester in the real property depicted as “New Lot 1” and “New Lot 3” on a plan entitled “PLAN OF LAND IN WORCESTER, MASSACHUSETTS,” dated August 26, 2011, prepared by The BSC Group, formerly comprising a portion of Foster Street, for redevelopment purposes.

Mr. Eid seconded the motion, and it was voted 3-0 on a voice vote.

d. Byblos Update

Mr. McGourthy notified the Board that Byblos would not be going forward with a proposal for lease modifications and current arrearages will be paid by January 2012.

5. Other Business

a. *Monthly Expenditure Report*

Thomas Zidelis, Chief Financial Officer, reviewed with the Board the check detail and monthly comparison summaries noting a balance of \$89,204.00. Mr. Zidelis said expenses remained the same except for an increase to Rutland Nurseries for snow removal.

b. *WRTA Monthly Update*

Taken with Item 4c – Vote.

c. *WBDC Partnership*

Mr. McGourthy distributed a current conditions plan to the Board and informed the Board that work is continuing on the master plan and that the Board will be provided with draft plan/concepts for a later meeting, likely in February. Mr. McGourthy said that he would provide the report electronically.

There was general discussion regarding parking areas in and around the Station including garage capacity. Mr. McGourthy will bring that information for the next meeting.

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

Respectfully submitted,

Timothy J. McGourthy
Chief Executive Officer