



The Research Bureau

Breaking Down the Budget: Questions to Consider

City of Worcester & Worcester Public Schools FY2020

Report 19-06
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Research in the Public Interest

Worcester Regional Research Bureau, Inc.

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EACH YEAR on July 1, Massachusetts cities and towns must implement a new budget. The City of Worcester’s Fiscal Year 2020 (FY20) budget takes effect on July 1, 2020. Municipal budgets must balance—expenditures cannot exceed revenues. The budget process forces municipalities to confront the challenge of fixed costs like debt service and pensions while deciding among priorities like education, public safety, economic development, and public services.

Who’s in charge of the budget?

The City of Worcester operates under a Council-Manager form of government with a popularly elected Mayor, known as a modified Plan E form of government. The Worcester Public Schools (WPS) system is a quasi-independent department of the City.

The City Council is the City’s legislative body while the City Manager serves as chief executive officer. The City Council is made up of 11 members—six elected citywide (or at-large) and five elected from districts. The Mayor is the candidate who receives the most votes in the mayoral election and wins an at-large City Council seat. All at-large candidates are automatically entered into the mayoral race, and have the option of withdrawing their name from consideration for Mayor. In addition to his or her role as City Councilor, the Mayor serves as the ceremonial head of the government and chairs both the City Council and School Committee. The City Council hires the City Manager and can remove him or her by majority vote. The City Manager hires all City employees (except the City Clerk, City Auditor, and WPS employees), oversees City operations, and presents the City Council with an annual budget that must be approved by June 30 of each year. The City Council has the authority to reduce the City Manager’s proposed budget, but not increase it. The approved budget must be balanced.

The Worcester School Committee is the WPS’s legislative body while the Superintendent of Schools serves as chief executive officer. The School Committee consists of the Mayor and six elected at-large members. The School Committee sets districtwide school policies, votes on the district budget, and hires and removes key WPS personnel.

City Council and School Committee elections are held in odd-numbered years.

Figure 1: The Budget Approval Process



The financial information in this report is drawn primarily from the City of Worcester and Worcester Public Schools FY2020 annual budgets.



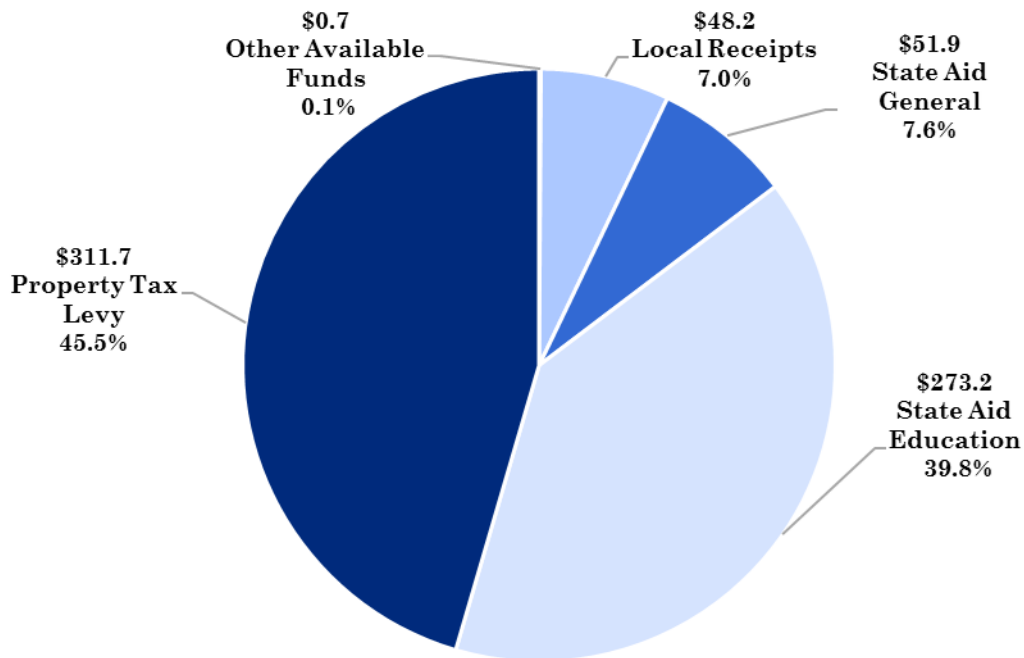
Where does the City's money come from?

The City of Worcester's budget, approximately \$685.7 million for FY20, is financed by a combination of locally raised funds, funds provided by the State and Federal governments, and public and private grants.

Worcester's largest single source of revenue is the local property tax levy. The property tax levy is the aggregate revenue raised from the annual tax assessment on the value of real (land and buildings) and personal (equipment and machinery) property in the city. When combined with local receipts (motor vehicle excise taxes, licenses and permits, hotels and meals taxes, etc.) and other available funds, 53% of Worcester's revenues are generated locally.

The remaining 47% of revenues are primarily State aid programs, which are largely dedicated to public education, especially through the Chapter 70 School Finance Program.

Figure 2: Sources of City Revenue



Accurately estimating revenues is a key challenge of municipal budgeting. Local revenues and receipts are based on economic and financial projections for the coming year. State aid assumptions are based on initial indications in budget proposals from the Governor and legislative leaders, but actual revenue sharing and education aid numbers are not finalized until passage of the State budget, which often occurs after the City has adopted its own budget.



How are my property taxes assessed?

Property taxes, the largest source of local revenue, are based on the value of land, buildings, and personal property. Established by Chapter 59 of the Massachusetts General Laws, the property tax assessment process follows a regular year-long cycle as outlined in Table 1.

Property values are determined by the City Assessor’s Office under the supervision of the Massachusetts Department of Revenue. Every year, State law requires that the Assessor ensure that property assessments represent that year’s full and fair cash value. Every five years, the Assessor conducts a reassessment of all properties in the city by sampling. Once every ten years, all properties in the city are reassessed by physical inspection.

Property tax is assessed on the full and fair cash value of a property. Certain property classes such as commercial/income properties are assessed by the cost approach (the cost to replace the property) or the income capitalization approach (annual net operating income divided by the capitalization rate). A property owner can seek an abatement of property tax liability on the basis of 1) overvaluation; 2) disproportional assessment; 3) improper classification; or 4) statutory exemption.

Worcester currently has a dual tax rate, taxing residential property and commercial/industrial property at different levels. (Under Massachusetts law, the dual tax rate is limited so that no property tax rate on any property classification can exceed 75% of the single tax rate.) In FY19, Worcester’s residential properties were decreased to \$18 per \$1,000 of the property’s value and Worcester’s commercial/industrial/personal (CIP) properties were increased to \$34.90 per \$1,000 of the property’s value.

Table 1: A Year in the Life of the Property Tax

FY20 Assessment Process	
January 1, 2019	Property Tax Valuation Date for FY2018.
July 1, 2019	Fiscal Year Begins. 1st Quarter preliminary tax bill is issued (preliminary tax bills are based on prior fiscal year taxes). Statutory exemption claim filing period begins.
August 1, 2019	1st Quarter preliminary tax due.
October 1, 2019	2nd Quarter preliminary tax bill issued.
November 1, 2019	2nd Quarter tax due.
Late December 2019	3rd Quarter actual tax bill issued (bill reflects the actual value and tax rate for current fiscal year). Statutory exemption claims are determined.
January 1, 2020	Property Tax Assessment Date for the following fiscal year. Abatement application filing period begins.
February 1, 2020	3rd Quarter tax due. Abatement filing period ends.
February-May 2020	Review of Abatement and Exemption applications. Notice of decision mailed out.
April 1, 2020	4th Quarter tax bill issued.
May 1, 2020	4th Quarter tax due.
June 30, 2020	Fiscal Year Ends.



The City Council sets the tax rate each fall. During this process, tax classification (i.e., the dual tax rate) and its effect on property owners is a key topic. From 1984 through FY18, CIP property owners have paid \$757 million in taxes that would have been paid by residential property owners under a single tax rate. On average, CIP property owners have paid more than \$21.6 million per year in additional taxes as a result of the dual tax rate, yet during this same period the relative portion of CIP property in Worcester has declined. In FY19 residential property made up 74% of the assessed value in Worcester while CIP property made up 26%. In 1984, at the initiation of tax classification, residential property made up 64.6% of the assessed value in Worcester while CIP property made up 35.4%. Worcester's CIP tax rate is the highest in the region while its residential rate is second highest.

The City of Worcester relies heavily on the local property tax as a source of revenue, however, a significant portion of Worcester's land area and a significant portion of its property value are exempt from local taxes. As a result, the remaining taxable properties must generate sufficient revenue to maintain the general operations of government. To recoup some of that lost revenue, the City has asked certain larger not-for-profits in Worcester to make payments in lieu of taxes, also known as PILOTs. While some institutions have complied, many not-for-profits argue that they contribute significantly to Worcester through jobs and educational and cultural benefits.

Table 2: Greater Worcester FY19 Tax Rates

	CIP	Residential
Worcester	\$34.90	\$18.00
Auburn	\$24.05	\$18.44
Paxton	\$19.74	\$19.74
West Boylston	\$18.85	\$18.85
Holden	\$17.45	\$17.45
Grafton	\$16.66	\$16.66
Boylston	\$16.04	\$16.04
Millbury	\$15.85	\$15.85
Leicester	\$15.08	\$15.08
Shrewsbury	\$12.57	\$12.57

In 1980, Massachusetts voters adopted an initiative limiting tax levy increases each year to 2½% over the previous year, plus the value of new construction. So-called Proposition 2½ also limited the total tax levy of a community in any given year to 2½% of the total taxable assessed value of the community. Since the City of Worcester has not collected the maximum levy allowed by law each year, it boasts an unused tax levy capacity of approximately \$13.4 million. Under the law, the City has the authority to increase taxes to capture this additional amount without seeking a voter-approved override.

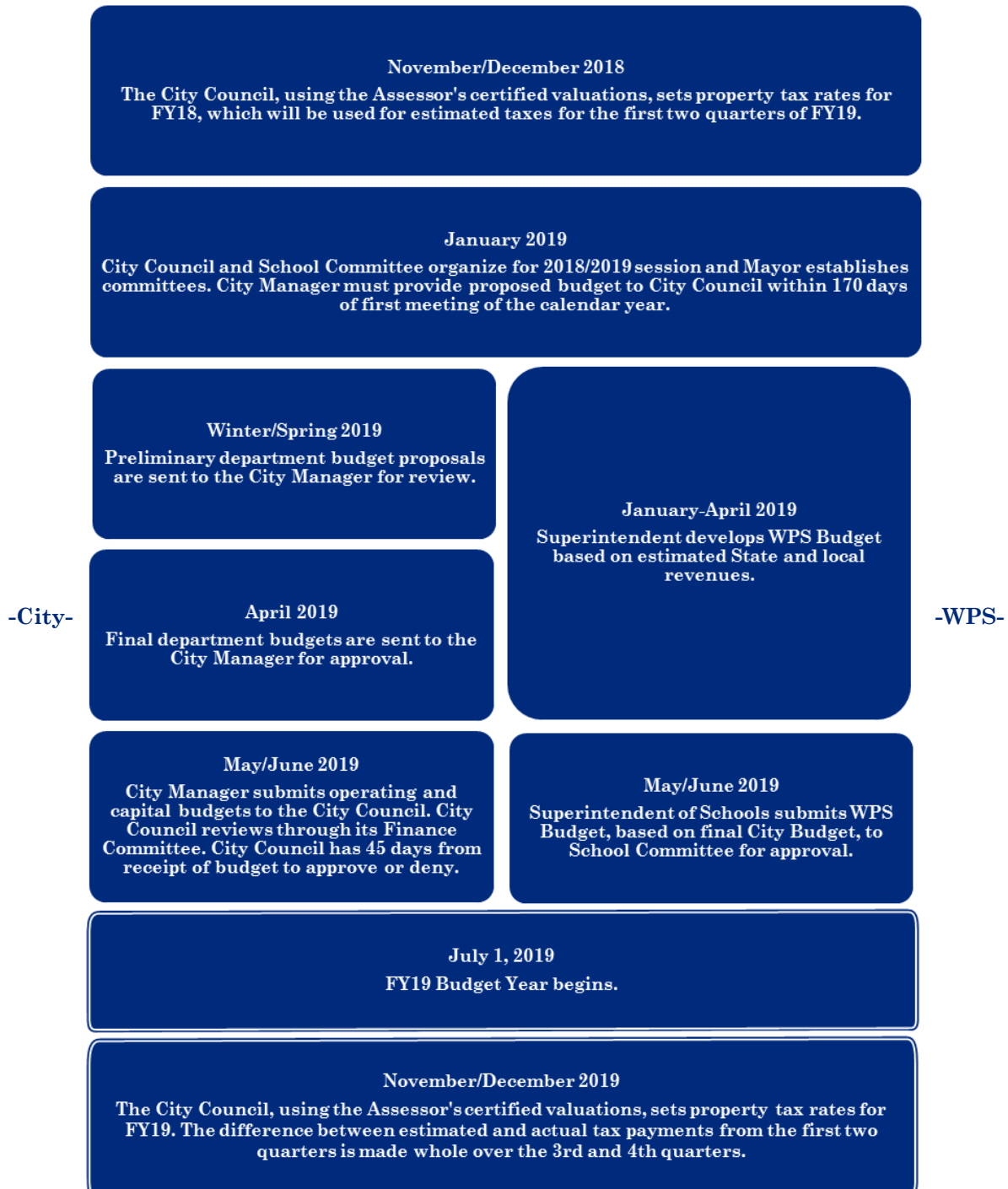


How is the budget approved?

Under the City Charter and Chapter 44 of the Massachusetts General Laws, the City Manager must submit a budget to the City Council within 170 days of the Council's first meeting of the new calendar year. The Council must act on the budget within 45 days of receiving it and approve it by June 30. The Council is limited in its authority over the budget. While it can make general reductions in the budget, it cannot target individual line items and it cannot increase the budget without the recommendation of the City Manager. Thus, City Council is not able to move funding from one priority to another; it can only reduce general funding and request that the City Manager consider alternative priorities.

Since the City's budget must be balanced, the budget process requires the City Manager and City Council to set priorities as they decide how to spend the City's limited resources.

Figure 3: City of Worcester/Worcester Public Schools FY20 Budget Process



In 2006, the City of Worcester adopted the Five Point Plan; the City’s first long-term financial plan. After alterations in 2017, the City now operates under a Seven Point Plan that sets several budgetary guidelines:

1. Create a new High School Construction Stabilization Fund for new South and Doherty high schools.
2. Increase reserve level targets to 10% of budget.
3. Base City’s borrowing amount on its ability to pay.
4. Create irrevocable OPEB trust, and a city commission to manage it. Require annual report on city’s liability.
5. Memorialize fixed cost budgetary assumptions based upon historic trends.
6. Apply excess New Growth to create tax relief.
7. Enhance financial reporting and transparency.

What does the City budget fund?

The City of Worcester’s budget of approximately \$649.8 million funds three main activities: education, fixed costs, and city services.

Education—Education is both a fixed and discretionary cost. As a result of Chapter 70 of the Massachusetts General Laws, cities and towns are mandated to spend a fixed amount on public education based on factors including number of students by grade, median income, English language proficiency, etc. Public education funding includes the Worcester Public Schools and charter schools, school choice, and special education. Yet communities often spend additional funds on education, both through so-called non net school spending (which includes such items as transportation, equipment, building rentals, and adult education) and additional tax levy allocations. See page 9 for additional details about education funding.

Fixed Costs—Fixed costs comprise 18% of the City’s budget. Fixed costs are expenditures required by law, regulation, contract, or the City’s Seven-Point Plan. Fixed costs include debt service, pensions and other post-employment benefits, insurance, and such annual obligations as snow removal and streetlights. Fixed costs are not discretionary and must be included in the budget each year.

Figure 4: City of Worcester FY20 Budget

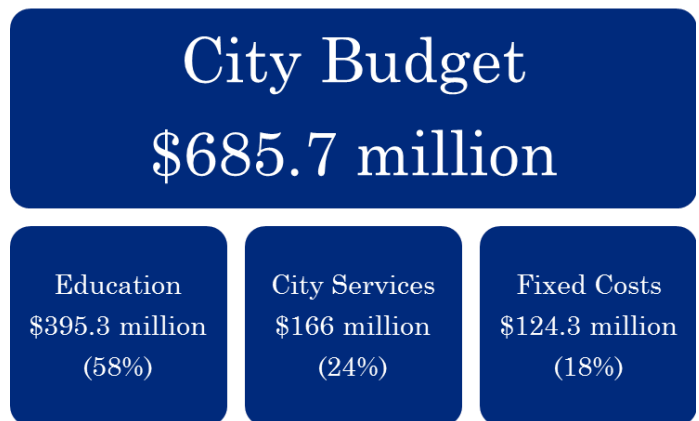
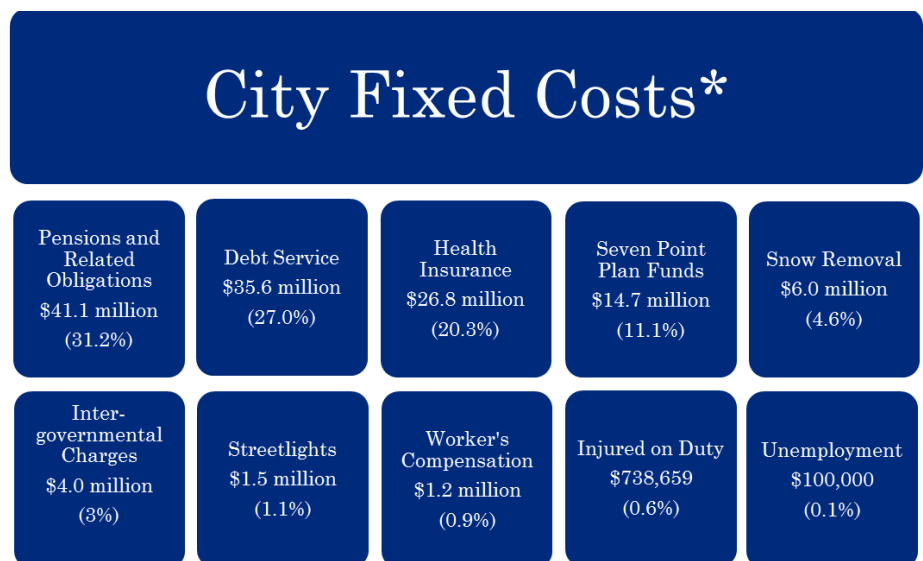


Figure 5: City of Worcester FY20 Fixed Costs



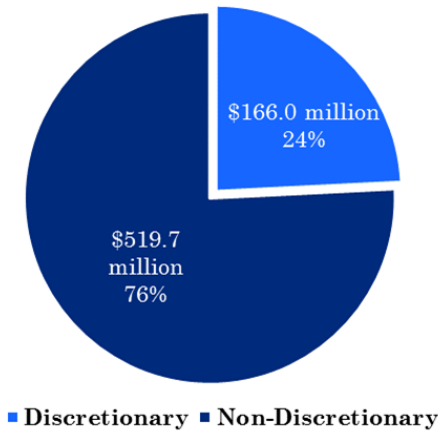
*The City’s definition of fixed cost is open to debate. For example, health insurance, while identified by the City as a fixed cost, is both fixed and variable; while the City’s obligations to retirees are arguably fixed, obligations to current staff vary depending on staff size and benefit structure.



How are the City's priorities funded?

Since the City's budget must balance, the budget process requires the City Manager and the City Council to set priorities as they collectively decide how to spend the City's limited resources. Certain priorities, like education, are obligated by law. Other priorities are set by annual determinations of need. Most municipal priorities—those of public officials and the citizenry alike—are funded out of the approximately 24% of the budget committed to City Services.

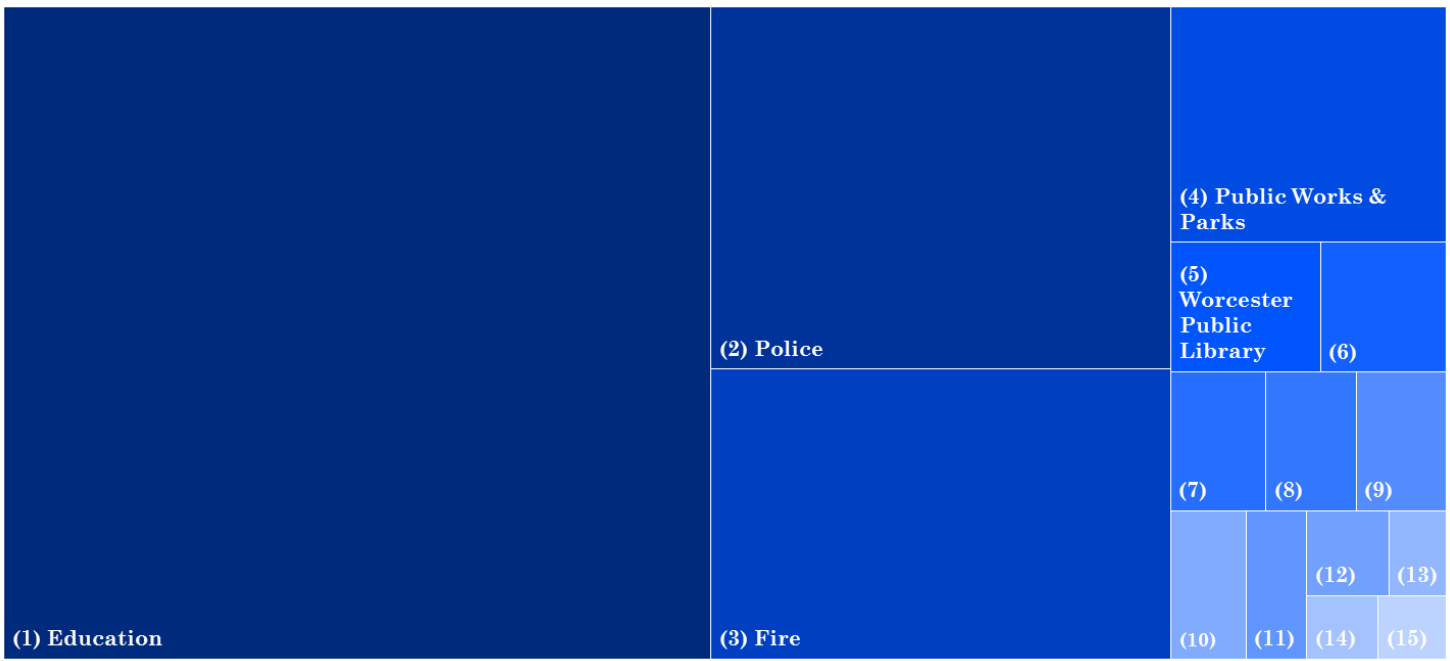
Figure 6: Discretionary Spending: A Small Slice of the Pie



Public safety, street and sidewalk maintenance, public parks, economic development, and the public library are all funded from the discretionary 24% of the budget. While potholes, crime, traffic, and trash often rouse significant debate, these items directly compete with each other for the limited funding remaining after education and fixed costs are covered.

In millions of dollars

Figure 8: FY20 Municipal Priorities Based on Spending by Tax Levy



- | | | |
|-----------------------------|------------------------------|-----------------------------|
| 1. Education | 6. Law/Insurance/Court | 11. Finance |
| 2. Police | 7. Technical Services (IT) | 12. Economic Development |
| 3. Fire | 8. Health & Human Services | 13. Energy/Asset Management |
| 4. Public Works & Parks | 9. Inspectional Services | 14. Human Resources |
| 5. Worcester Public Library | 10. Emergency Communications | 15. Other/Contingency |

Other budget priorities with a \$1 million allocation or less include: City Council, Mayor's Office, City Clerk, Elections, Auditing, Union Station,, Assessing, and Green Hill Golf Course.



How is public education funded in Worcester?

Chapter 70 of the Massachusetts General Laws ensures adequate funding for all school districts in Massachusetts. The Chapter 70 funding formula, known as the foundation budget, establishes a baseline for public education funding for each school district and outlines minimum local contributions and State aid. The formula is complex and considers individual school district variables such as student enrollment by grade and program, student demographics and socio-economic status, community income and property values, and cost of living. The foundation budget has been the target of reform efforts for years as districts like Worcester focus on its underfunding of certain areas, and legislation is under review that would alter the formula.

Chapter 70 simply outlines the minimum requirements for school funding. School districts can increase their local contributions beyond the foundation budget as local funding allows. In addition to the Worcester Public Schools, the City’s public education budget provides support to charter schools, school choice, and certain special education expenses.

Required local education spending and state aid are considered “Net School Spending” and totaled \$342.9 million in Worcester in FY20. In addition to Chapter 70 requirements, however, the City must address certain non-educational costs to support Worcester Public Schools operations including transportation, adult education, and building rentals. This additional “Non Net School Spending” equaled \$22 million in FY20. Therefore, the total FY20 City of Worcester allocation for the Worcester Public Schools is \$364.9 million.

The Worcester Public Schools, with a budget of \$420.9 million in FY20, also receives funding from specific Federal and State grant sources.

Figure 8: FY20 Worcester Public Schools Revenues

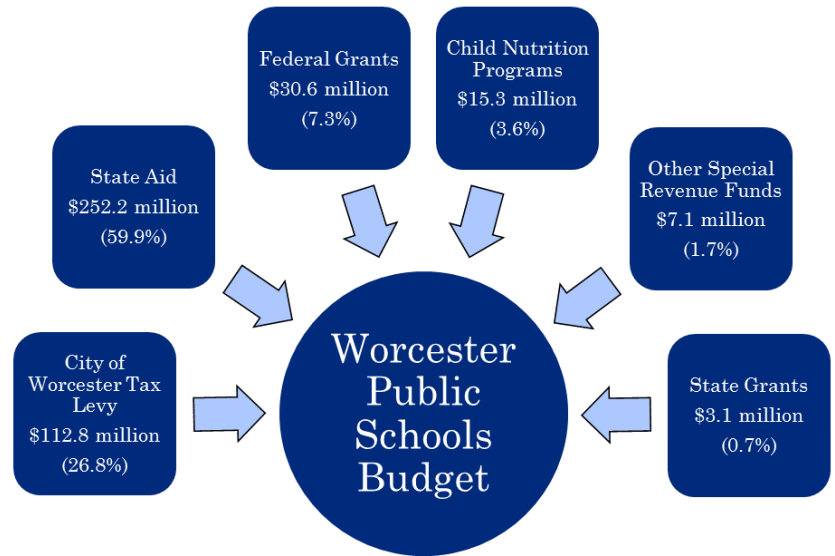
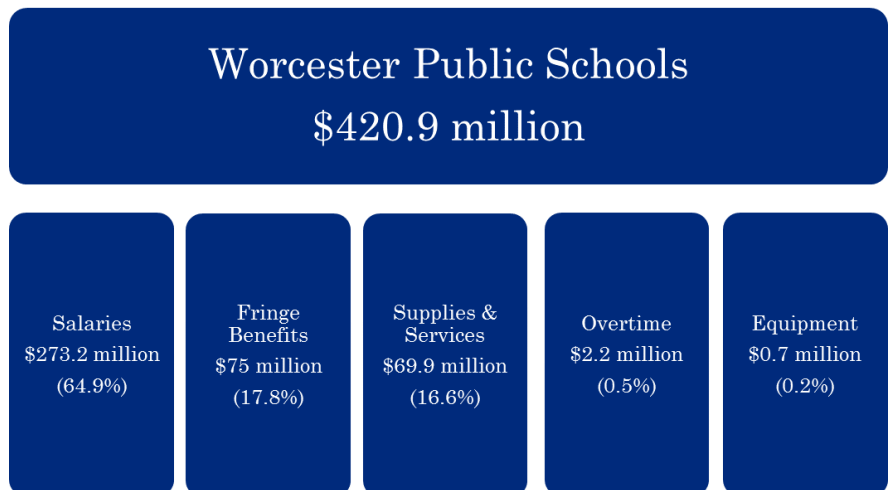


Figure 9: FY20 Worcester Public Schools Budget



The Worcester Regional Research Bureau and the Worcester Education Collaborative, in partnership with the Worcester Public Schools and with assistance from the Rennie Center for Education Research and Policy, released Defining Our Path: A Strategic Plan for Education in Worcester. Many recommendations made in the report were incorporated into the FY20 budget.



How has the annual budget changed over time?**Table 3: City Revenues (FY16—FY20)**

Revenue Type	FY16 Budget	FY17 Budget	FY18 Budget	FY19 Budget	FY20 Budget
Property Tax Levy	\$270.09	\$279.44	\$289.53	\$299.07	\$311.74
State Aid General City	\$38.31	\$42.15	\$44.10	\$45.08	\$46.25
State Aid Education	\$231.44	\$235.34	\$245.21	\$249.90	\$271.33
State Aid Charter Schools	\$2.68	\$2.18	\$1.90	\$2.28	\$1.88
State MSBA - School Building	\$11.58	\$11.58	\$5.66	\$5.66	\$5.66
Local (Permits/Motor Vehicle)	\$40.24	\$39.66	\$44.50	\$47.17	\$48.18
Other Available Funds	\$1.57	\$0.70	\$0.70	\$0.70	\$0.70
Free Cash	\$0	\$0	\$0	\$0	\$0
Totals (in millions)	\$598.09	\$611.05	\$631.60	\$649.86	\$685.74

Table 4: City Expenditures (FY16—FY20)

Expenditure Type	FY16 Budget	FY17 Budget	FY18 Budget	FY19 Budget	FY20 Budget
Education	\$346.40	\$350.27	\$361.80	\$370.74	\$395.40
Fixed Costs	\$119.09	\$119.46	\$127.20	\$129.42	\$131.77
City Services	\$132.60	\$141.32	\$142.60	\$149.70	\$158.57
Totals (in millions)	\$598.09	\$611.05	\$631.60	\$649.86	\$685.74

Table 5: Worcester Public Schools Revenues (FY16—FY20)

Revenue Type	FY16 Actual	FY17 Budget	FY18 Budget	FY19 Budget	FY20 Budget
State Aid	\$214.3	\$217.6	\$227.1	\$232.40	\$252.15
Local Contribution	\$104.0	\$105.4	\$107.2	\$109.20	\$112.78
Federal Grants	\$30.0	\$30.1	\$30.0	\$30.00	\$30.56
Child Nutrition Programs	\$12.7	\$13.9	\$15.3	\$15.20	\$15.26
State Grants	\$5.1	\$4.1	\$3.9	\$7.40	\$3.05
Other Special Revenue	\$5.2	\$4.9	\$5.1	\$3.50	\$7.09
Totals (in millions)	\$369.2	\$375.9	\$388.6	\$397.80	\$420.89

Table 6: Worcester Public Schools Expenditures (FY16—FY20)

Expenditure Type	FY16 Actual	FY17 Budget	FY18 Budget	FY19 Budget	FY20 Budget
Administration	\$5.5	\$4.2	\$4.2	\$4.47	\$4.47
Instruction	\$211.7	\$209.1	\$215.3	\$223.27	\$238.40
Other School Services	\$44.0	\$47.3	\$49.7	\$51.94	\$52.32
Operations & Maintenance	\$21.8	\$22.3	\$22.3	\$22.30	\$23.60
Fixed Charges	\$68.0	\$71.6	\$74.3	\$71.94	\$77.02
Community Services	\$330	\$0.4	\$0.5	\$0.62	\$1.17
Fixed Assets	\$422	\$0.5	\$0.5	\$0.57	\$0.66
Debt Service	\$0	\$0	\$0	\$0.00	\$0.00
Tuition Programs	\$19.8	\$20.3	\$21.8	\$22.71	\$23.25
Totals (in millions)	\$371.6	\$375.7	\$388.6	\$397.82	\$420.89



What goes into the capital budget?

In addition to its operating budget, the City of Worcester approves an annual capital budget to fund lasting items such as equipment purchases (police cars, school buses, snow plows), infrastructure improvements (roads, sidewalks, parks), technology upgrades, and major building maintenance. For the capital budget, the City issues debt and finances these purchases over the lifespan of the item using tax levy funds and grants from Federal and State government. The debt is generally issued as a municipal bond and is often exempt from Federal and State taxes. Under the Seven Point Plan, the City caps how much borrowing it can do in any one year based on prior year borrowings and debt service.

Also included in the capital budget is borrowing for the City's enterprise funds. Enterprise accounts are fully funded by fees paid for those services, not by the tax levy. The City Square Project is included with the enterprise accounts, although it is a District Improvement Financing (DIF) Project under Chapter 40Q of the Massachusetts General Laws. Bond issuances related to City Square are funded by the incremental tax receipts generated within the project area.

Table 7: FY20 Capital Projects

FY20 Capital Projects	Tax Levy Borrowing (millions)	Self-Supporting Debt (millions)	Other Funding, Including Grants (millions)	Total Borrowing (millions)
Equipment	\$5.09	\$3.08	\$0.50	\$8.67
Facility Improvement	\$2.91	\$31.04	\$26.00	\$59.95
Infrastructure	\$14.87	\$67.30	-	\$82.17
Parks Facility Improvement	\$0.40	-	-	\$0.40
Parks Infrastructure	\$6.48	-	\$4.65	\$11.13
WPS Equipment	\$0.50	-	-	\$0.50
WPS Facility Improvement	\$3.60	-	-	\$3.60
Totals (in millions)	\$33.84	\$101.42	\$31.15	\$166.41

Source: City of Worcester Administration & Finance Department

A municipal bond's interest rates are determined by the perceived credit worthiness of the issuer. The higher a credit score, the less the municipality must offer in interest to secure bondholders. The City of Worcester's bonds are considered investment grade with a very low investment risk. Credit worthiness is assessed by the three primary credit rating agencies—Fitch, Moody's, and Standard & Poor's. Since the adoption of the City's Five Point Financial Plan in 2006, the City's Bond rating has consistently improved.

Table 8: City of Worcester Credit Ratings

Moody's Investor Service	Standard & Poor's Rating Services	Fitch Ratings
Aaa	AAA	AAA
Aa1	AA+	AA+
Aa2	AA	AA
Aa3	AA-	AA-
A1	A+	A+
A2	A	A
A3	A-	A-
Baa1	BBB+	BBB+
Baa2	BBB	BBB
Baa3	BBB-	BBB-

As of January 2019. Worcester's credit rating listed in **blue**.



Table 9: 2019 City of Worcester Debt

City of Worcester's Outstanding Debt FY20		
	Outstanding Debt	% of Total Debt
Within General Debt Limit		
Other Building	\$73,400,737	10.0%
Schools	\$51,302,429	7.0%
Streets, Sidewalks & Parking	\$49,397,257	6.7%
The Bonds	\$27,987,392	3.8%
Athletic & Recreational Facilities	\$21,704,523	3.0%
Sewers and Drains	\$8,020,943	1.1%
Departmental Equipment	\$4,078,227	0.6%
Other Inside General	\$2,862,661	0.4%
Land Acquisition	\$2,389,322	0.3%
Cemetery	\$240,000	0.0%
Architectural & Engineering Services	\$185,188	0.0%
Outside General Debt Limit		
Pension Obligation Bonds	\$111,950,000	15.2%
Industrial Economic Development	\$86,276,951	11.7%
Sewers	\$81,382,275	11.1%
Schools	\$55,304,588	7.5%
Water	\$45,045,610	6.1%
Other Outside General	\$42,002,733	5.7%
The Bonds	\$32,917,608	4.5%
Other Enterprise	\$33,900	0.0%
Total Outstanding Long-Term Debt	\$696,482,344	94.8%
Temporary Bonds	\$38,491,000	5.2%
Total Debt	\$734,973,344	100.0%

As of January 2019, the City of Worcester had borrowed \$735 million, with \$311 million self-supported by user fees and other direct sources resulting in a total Net Direct Debt of \$427 million. The major source of debt relates to pension obligation bonds (15.2%), while other major sources of indebtedness include school and municipal building construction and enhancements, water & sewer investments, and street/sidewalk/parking improvements.



What does it mean?

Abatement: A reduction or exemption in an owner's property tax. A property owner receives an abatement if he or she can document that the property was overvalued, that the property was disproportionately assessed compared to comparable properties, that the property was improperly classified, or that the property is exempt under statutory exemption.

Capital Budget: A budget for purchasing fixed assets, machinery, or equipment; generally represents larger investments with a multi-year lifespan.

Chapter 70: Chapter 70 of the Massachusetts General Laws establishes a program for State aid to public elementary and secondary schools. In addition to State funding, it also sets minimum spending requirements for each school district and minimum requirements for each municipality's share of school costs. See Foundation Budget.

Charter School: A public school chartered by the Commonwealth's Board of Education independent of local school districts.

Charter School Reimbursement: School districts are responsible for paying tuition for local students attending charter schools. To offset the cost, the Commonwealth reimburses a school district for 100% of the tuition for the first year and provides 25% reimbursement over the next five years.

Cherry Sheet: The Commonwealth's official notification to municipalities and school districts of estimated State aid to be paid and charges to be assessed over a fiscal year.

District Improvement Financing (DIF): DIF, authorized under Chapter 40Q of the Massachusetts General Laws, enables municipalities to fund public works, infrastructure, and development projects by allocating future, incremental tax revenues collected from a predefined district to pay project costs.

Fiscal Year: An annual budget period; in Massachusetts municipalities the fiscal year begins on July 1 and ends on June 30.

Five Point Financial Plan: The City of Worcester's fiscal policy adopted by the City Council in 2006. The five points are: 1) a five-year forecasting and long-term planning of City finances and projects; 2) creation of a Bond Rating Stabilization Fund and strengthening of reserves; 3) quarterly financial reporting; 4) institution of a \$16.85 million cap on borrowing (can be adjusted for inflation); and 5) establishment of a Capital Improvement Plan to achieve debt service stability in budget.

Fixed Costs: A municipality's expenditures that are obligated by law, contracts, or borrowing commitments. Examples are State-mandated funding for education, repayment of debt, and pension obligations.

Foundation Budget: State aid for local education is established by the foundation budget formula. The formula considers the cost of education and the financial capacity of a municipality. State aid represents the difference between these two amounts. See Chapter 70.

Full and Fair Cash Value: The highest price for a property likely in a competitive, open market with knowledgeable parties.

General State Aid: Unrestricted State aid to municipalities allocated annually. Formerly Lottery Aid or Additional Assistance.

Local Receipts: Monies generated by a municipality from local fees, charges, and fines.

Mill Rate: The amount of tax payable per thousand dollars of value of a property.

Municipal Bond: A debt security issued by a local government or its agencies to finance capital expenditures.

Nonprofit or Not-for-Profit Organization: An organization that is not required to pay property taxes under State or Federal law. Examples of these tax-exempt entities are colleges, churches, and social service agencies.

Personal Property: Property not permanently affixed to land or building (e.g., furniture, equipment, merchandise).

PILOT - Payment in Lieu of Taxes: In limited cases, nonprofit organizations exempt from paying property taxes will voluntarily negotiate an annual payment to the municipality in recognition of the organization's impact on public finances and/or services.

Property Tax: Revenue raised through an assessment on the value of real and personal property.

Property Tax Levy: The total amount of money a municipality raises through property taxes.

Proposition 2½ (Prop 2½): A Massachusetts referendum passed in 1980 that limits tax levy increases each year to 2½% over the previous year, plus the value of new construction. Prop 2½ also limits the total tax levy of a community in any given year to 2½% of the total taxable assessed value of the community.

Real Property: Property affixed to a particular location, generally land and buildings.

Tax Increment Financing (TIF): A TIF waives a portion of the increase in property taxes that accrue from new investment in exchange for the investment and jobs added as a result of the project. A TIF also makes the recipient eligible for a credit on State taxes.

Tax Rate: The amount of tax assessed per thousand dollars of value. Worcester has a dual tax rate, charging differing amounts for residential property and commercial/industrial/personal property.



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