

CITY OF WORCESTER

ECONOMIC DEVELOPMENT COMMITTEE

Thursday, June 25, 2026
Levi Lincoln (North) Chamber
Convened: 5:06 P.M.
Adjourned: 7:04 P.M.

MAYOR

Joseph M. Petty

COMMITTEE MEMBERS

Chairperson Morris A Bergman

Vice Chairperson Kathleen M Toomey

Councilor Satya B Mitra



CLERK OF THE CITY COUNCIL

Nikolin Vangjeli

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City Hall - 455 Main Street Worcester, Massachusetts

Present Were:

Chairperson Morris A. Bergman

Councilor Kathleen M. Toomey, who arrived at 5:07 P.M.

Councilor Satya B. Mitra

Also:

Chief Development Officer Peter Dunn

Assistant Chief Development Officer Michelle Smith

Deputy City Clerk Stephen AJ Pottle, clerk

1. Virtual Attendee Call-In Information

- a. Pursuant to Chapter 20 of the Acts of 2021 and in order to ensure active, public engagement, the City of Worcester currently allows for both in-person and remote participation at all City Council and Standing Committee meetings. To partake in the meeting, you may attend the meeting in-person within the meeting location, follow the below link to join via Zoom or dial the direct line as indicated. If you join a Zoom meeting by dialing in with a phone number, you can raise your hand by dialing *9.

E c o n o m i c D e v e l o p m e n t C o m m i t t e e Z o o m L i n k :
<https://worcesterma.zoomgov.com/j/1601976325>

Economic Development Committee Zoom Phone Number: +1 646 828 7666

Economic Development Committee Zoom Access Code: 160 197 6325

Chairperson Councilor Bergman read the item and recognized the following speakers:

1. Doug Quattrochi, Worcester resident, spoke in favor of item #3c
2. Mike Kane, Worcester resident, spoke in favor of item #3c
3. Francesco Bavona, Worcester resident, spoke in favor of item #3c
4. Emma Morrison, Worcester resident, spoke in favor of item #3c
5. Richard Trafoni, Worcester resident, spoke in favor of item #3c
6. Oliver Chadwick, Worcester resident, spoke in favor of item #3c
7. Karen Valentine-Goin, Worcester resident, spoke in favor of item #3c
8. Will Talbot, Worcester resident, spoke in favor of item #3c
9. Josh Boucher, Worcester resident, spoke in favor of item #3c
10. Ben Rajotte, Worcester resident, spoke in favor of item #3c and #5a
11. Joey Ford, Attleboro resident, spoke concerning the scheduled time of the meeting
12. Kevin Piala, Worcester resident, spoke in favor of item #3c
13. Luis Reyes, Worcester resident, spoke in opposition to item #3d
14. Helen Raptis, Worcester resident, spoke in opposition to item #3d

2. Approval of the Minutes

- a. Order - That the City Council Standing Committee of Economic Development hereby approves the minutes of the Economic Development Committee meeting on April 13, 2026.

**Chairperson Councilor Bergman read the item and moved for a roll call vote to adopt the item.
Order adopted on a roll call vote of 3 Yeas and 0 Nays**

3. Hearing Item - Zoning Amendments

- a. Report of the Planning Board Upon the Petition of Todd Rodman request to change the underlying zoning classification for the following properties from Manufacturing, General (MG 2.0) to Business, General (BG 3.0) in accordance with the attached plan: 1) 7 Brookfield St. (MBL 13-038-00002); 2) 8 Brookfield St. (MBL 13-039-00007); 3) 19 Glennie St. (MBL 13-30C-00010); 4) 284 Grove St. (MBL 13-039-00008); 5) 288 Grove St. (MBL 13-032-02+09); 6) 300 Grove St. (MBL 13-032-10+11); 7) 278 Grove St. (MBL 09-026-0000C); 8) 270 Grove St. (MBL 09-026-00045); 9) 15 North St. (MBL 09-026-00026); 10) 4R Powers Ct. (MBL 09-026-00023); 11) 4A Powers Ct. (MBL 09-026-0023A); 12) 4 Brookfield St. (MBL 09-020-00021); and 13) 2 Powers Ct. (MBL 09-026-00025).

10a CC May 5, 2026

Chairperson Councilor Bergman read the item and recognized the following speakers:

- 1. Todd Rodman, Worcester resident, spoke in favor of the item**

Chairperson Councilor Bergman recognized the Assistant Chief Development Officer, who provided an overview of the item.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed whether the project received opposition during the Planning Board hearing with the Assistant Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the height limit for the project with the Assistant Chief Development Officer.

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be approved.

Recommend Approval on a roll call vote of 3 Yeas and 0 Nays

- b. Report of the Planning Board Upon the Petition of Todd Rodman request to change the underlying zoning classification for the following properties from Manufacturing, General (MG 2.0) to Residential, General (RG - 5), in accordance with the attached plan: 1) 15 Milton St. (MBL 13-039-00004); 2) 17 Milton St. (MBL 13-039-00005); and 3) 19 Milton St. (MBL 13-039-00006).

10b CC May 5, 2026

Chairperson Councilor Bergman read the item and recognized the following speakers:

1. **Todd Rodman, Worcester resident, spoke in favor of the item**

Chairperson Councilor Bergman recognized the Assistant Chief Development Officer, who provided an overview of the item.

Chairperson Councilor Bergman then discussed whether the item received opposition during Planning Board hearing and the Planning Board vote for the item with the Assistant Chief Development Officer.

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be approved.

Recommend Approval on a roll call vote of 3 Yeas and 0 Nays

- c. Report of the Planning Board Upon the Communication of the City Manager transmitting informational communication relative to minimum off-street parking requirements.

15a CC January 13, 2026

Chairperson Councilor Bergman read the item and recognized the Chief Development Officer, who provided an overview of the item.

Chairperson Councilor Bergman then discussed possible modifications to off-street parking requirements with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Mitra, who spoke in favor of reducing the minimum off-street parking requirements.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed working with the WRTA to provide more robust public transportation system and ride-sharing services for multi-unit buildings with the Chief Development Officer.

Chairperson Councilor Bergman then discussed the application of minimum off-street parking requirements to new land-use projects, the impact of such requirements, variance applications to reduce the requirements to the Planning Department and details concerning the current off-street parking requirements with the Chief Development Officer and the Assistant Chief Development Officer.

Chairperson Councilor Bergman recognized the Deputy City Clerk, who discussed the procedural motion for the item.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the application of the minimum parking requirements for new development and new redevelopment projects and the requirement for handicap parking spaces with the Assistant Chief Development Officer and the Chief Development Officer.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided a recommendation to file.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager provide City Council with a draft ordinance for a zoning amendment to reduce the minimum off-street parking requirements throughout the city that is consistent with testimonies provided by both the public and Standing Committee at the June 25, 2026 Economic Development Committee hearing.

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be filed.

Recommend File on a roll call vote of 3 Yeas and 0 Nays

Chairman's Orders

Request City Manager provide City Council with a draft ordinance for a zoning amendment to reduce the minimum off-street parking requirements throughout the city that is consistent with testimonies provided by both the public and Standing Committee at the June 25, 2026 Economic Development Committee hearing.

- d. Report of the Planning Board Upon the Petition of Jonathan Finkelstein on behalf of Centro Las Americas, Inc, request the Zoning Map be amended by extending the BG-3 zoning district and CCOD-E overlay district to wholly encompass 9, 15 and 25 Charlton St.; 26, 38, 42 and 46 Hermon St.; and 0 Beacon St.

13a CC December 16, 2025

In Committee February 17, 2026 - Held

Chairperson Councilor Bergman read the item and moved for a roll call vote to recommend the item be held.

Recommend Hold on a roll call vote of 3 Yeas and 0 Nays

- e. Report of the Planning Board Upon the Communication of the City Manager recommending adoption of Zoning Ordinance Amendment Related to Driveways, Pavement, and Permits.

14b CC September 9, 2025

Chairperson Councilor Bergman read the item and moved for a roll call vote to recommend the item be held.

Recommend Hold on a roll call vote of 3 Yeas and 0 Nays

4. Communications of the City Manager

- a. Transmitting informational communication relative to Tree Canopy Protection.
10.4C CM March 10, 2026

In Committee April 13, 2025 - Held

Chairperson Councilor Bergman read the item and recognized the Assistant Chief Development Officer, who provided an overview of the item.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the need for regulations for invasive species.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed promoting the Tree Canopy ordinance to the public.

Chairperson Councilor Bergman recognized Chief Development Officer, who discussed feedback from developers related to the Tree Canopy ordinance.

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be filed.

Recommend File on a roll call vote of 3 Yeas and 0 Nays

- b.** Transmitting informational communication relative to hosting NCAA events in Worcester.

8.4B CM June 16, 2026

Chairperson Councilor Bergman read the item and moved to take the item up collectively with items #5a through #5c.

Chairperson Councilor Bergman recognized the following speakers:

1. Walter Bird, Worcester resident, spoke in favor of item #5a
2. Monique Joseph, No resident given, spoke in favor of the items

Chairperson Councilor Bergman recognized Councilor Mitra, who spoke concerning the item.

Chairperson Councilor Bergman recognized Speaker #1, who discussed the need for a Sports Commission.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed costs related to supporting a commission with the Chief Development Officer and Speaker #1.

Chairperson Councilor Bergman discussed the number of members involved in the sports committee by Discover Central MA with Speaker #2.

Chairperson Councilor Bergman recognized the Chief Development Officer, who discussed plans concerning the establishment of a Sports Commission and residency requirements of municipal commissions.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed promoting Discover Central MA's sports committee to the public and the work done by Discover Central MA to bring events to the city with Speaker #2.

Chairperson Councilor Bergman then discussed challenges related to bringing the NCAA tournament to the city, membership for the committee, the importance for residents to get involved with the committee and the process to bring the Pan-Mass Challenge (PMC) to the city with Speaker #2 and Councilor Toomey.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided the recommendation to file item #4b, 5b and #5c and adopt item #5a.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed bringing in robotic competitions to the city.

Chairperson Councilor Bergman recognized Speaker #1, who discussed the importance of working together to bring more sports events to the city.

Chairperson Councilor Bergman recognized the Deputy City Clerk, who discussed the procedural motions for the items.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager provide City Council with a report concerning the feasibility of establishing a Sports Commission.

Chairperson Councilor Bergman moved for a roll call vote recommend the item be filed.

Recommend File on a roll call vote of 3 Yeas and 0 Nays

Chairman's Orders

Request City Manager provide City Council with a report concerning the feasibility of establishing a Sports Commission.

5. Miscellaneous Items

- a. Order of Councilor Tony Economou, Councilor Kathleen M. Toomey, Councilor Jose A. Rivera, Mayor Joseph M. Petty and Councilor Saya B. Mitra - Request Standing Committee on Economic Development discuss the feasibility of establishing a Worcester Sports Commission, consisting of at least nine (9) and no more than thirteen (13) members, to be appointed by the City Manager. Said Commission shall be charged with attracting, promoting, and supporting sporting events in Worcester to drive economic activity, community engagement, and city branding. Membership should include, but not be limited to, a City representative, local business leaders, sports and venue representatives, college athletics staff, tourism and hospitality professionals, youth sports organizers, and local athletes or league representatives, as well as citizen representatives. The Commission shall elect a Chairperson, who will, with member input, establish short- and long-term goals, including potential fundraising and growth strategies. Be it further requested that the Commission be a volunteer body.

10b CC April 14, 2026

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be held.

Recommend Hold on a roll call vote of 3 Yeas and 0 Nays (See Item #4b)

- b. Order of Councilor Khrystian E. King and Councilor Jose A. Rivera - Request Standing Committee on Economic Development discuss the strengthening any future submission of a bid by College of the Holy Cross and or the Patriot League to the NCAA in efforts to host a preliminary round of the Division I Men's and Women's March Madness Tournament. Further, request said discussion also include any bids available related to the Division II and Division III NCAA Basketball tournaments. Further, request said discussion also include the potential of hosting NCAA tournaments for additional sports. Further, request representatives from Discover Central Massachusetts be invited to said discussion to provide any suggestions related to submitting future bid submissions. Further, request all requirements relative to bringing the NCAA March Madness Tournament to the city be outlined. Further, if such NCAA bids are found to be unfeasible, request the Standing Committee on Economic Development discuss the process for the city to be a host future National Invitation Tournaments (NIT).
10h CC March 17, 2026

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be filed.

Recommend File on a roll call vote of 3 Yeas and 0 Nays (See Item #4b)

- c. Order of Councilor Morris A. Bergman – Request Standing Committee on Economic Development explore the criteria and deadlines for the city to apply to be a host city for each sports' NCAA tournament for the purpose of providing City Council with timeframes and the process relative to said individual applications.
18h CC March 17, 2026

Chairperson Councilor Bergman moved for a roll call vote to recommend the item be filed.

Recommend File on a roll call vote of 3 Yeas and 0 Nays (See Item #4b)