

CITY OF WORCESTER

ECONOMIC DEVELOPMENT COMMITTEE

Monday, April 13, 2026
Esther Howland (South) Chamber
Convened: 5:05 P.M.
Adjourned: 7:29 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

www.worcesterma.gov

City Hall - 455 Main Street Worcester, Massachusetts

Present Were:

Chairperson Councilor Morris A. Bergman
Councilor Kathleen M. Toomey
Councilor Satya B. Mitra

Also:

Chief Development Officer Peter Dunn
Central Massachusetts Housing Alliance Chief Executive
Officer Leah Bradley
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/1603823487>

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

Economic Development Committee Zoom Access Code: 160 382 3487

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 February 17, 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. Certified Project Application Item

- a. Communication of the City Manager recommend adoption of a resolution for a certified project designation / tax increment financing agreement for the Day Resource Center at 134 Gold St.

10.4F CM March 10, 2026

Chairperson Councilor Bergman read the item and recognized the Chief Development Officer, who provided an overview of the item and discussed the written language of the item in comparison to the written language of the accompanying order.

Chairperson Councilor Bergman moved to amend the item to read as follows, “Communication of the City Manager recommend adoption of a resolution for a certified project designation / tax increment financing agreement for Resource Center Worcester, LLC at 134 Gold St.”

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the application provided to the city by Resource Center Worcester, LLC with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the differences between a Tax Increment Financing (TIF) agreement and a Tax Increment Exemption (TIE) agreement, the general contractor for the project, the total development cost, the terms of the TIF agreement for the project and whether there will be any rent or income source associated with the project with the Chief Development Officer.

Chairperson Councilor Bergman discussed the average number of people that the Day Resource Center will be able to accommodate and the services offered at the Day Resource Center with the CMHA Chief Executive Officer.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed Phase 2 of the Day Resource Center operations and the funding sources for the center with the CMHA Chief Executive Officer.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed accommodations for medical respite services, collaboration with UMASS and program for seniors with the CMHA Chief Executive Officer.

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

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

4. Communications of the City Manager

- a.** Transmitting informational communication relative to Economic Development Initiatives.

10.4A CM March 10, 2026

Chairperson Councilor Bergman read the item and recognized the Chief Development Officer, who provided an overview of the Denholm Building project and discussed plans concerning preserving parts of the building to honor the history of the building,

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the number of affordable housing units in the development plan, the timeline concerning the project and the scale of the demolition of the building with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed plans concerning commercial space on the first floor, the Responsible Development Ordinance and the Inclusionary Participation Policy Compliance with the Chief Development Officer.

Chairperson Councilor Bergman then spoke concerning the updates to the RMV property development project.

Chairperson Councilor Bergman recognized the Chief Development Officer, who discussed development plans relative to the former Table Talk Pie property and preservation and informational display of historical significance of Table Talk Pies company.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager request Chief Development Officer hold discussions with the developers of the former Table Talk Pies property to determine appropriate ways to recognize the historical significance of Table Talk Pie at the location.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed whether there is a plan concerning identifying and highlighting the history of Worcester through informational kiosks and interactive QR codes with the Chief Development Officer.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager work with Preservation Worcester and the Museum of Worcester to create a plan to identify and recognize significant businesses that were originally located in Worcester.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed District 120 project and its developers with the Chief Development Officer.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided an overview of the Rossi Development project at the former Table Talk Pies Property and the development project relative to 100 Washington St.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed whether the housing development at 100 Washington St. will be all market-rate apartments with the Chief Development Officer.

Chairperson Councilor Bergman recognized Chief Development Officer, who provided an overview of the development program relative to Madison Properties and the Theatre District/Downtown BID and discussed how TIFs and TIEs can be transferred between developers.

Chairperson Councilor Bergman then discussed updates and timeline concerning the Center Platform Project, efforts to increase train services to and from Boston at the Union Station, Union Station tenancies and leasable spaces at the Union Station with the Chief Development Officer.

Chairperson Councilor Bergman then brought forth the following Chairman's Order: Request City Manager provide City Council with a report detailing when trains at Union Station come in/out of Worcester to/from Boston.

Chairperson Councilor Bergman recognized Councilor Toomey and Councilor Mitra, who discussed the food spaces in Union Station with the Chief Development Officer.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided an overview of the Community Preservation Program and discussed how often the awards are granted, the budget relative to the program, the total number of collections and the differences between open conservation spaces and recreation spaces with Councilor Mitra.

Chairperson Councilor Bergman recognized Councilor Toomey and Councilor Mitra, who discussed the commercial/industrial development opportunities associated with the Greendale Revitalization Initiative and the competitiveness of price for Worcester land in comparison to surrounding areas with the Chief Development Officer.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided an overview of the project associated with the Reactory Biomanufacturing Park and discussed the number of jobs that will be created through the project, the educational attainment requirement of said jobs, whether there is any contingency clause for this project in the case the project is not completed and the opening date for the park with Councilor Toomey and Councilor Mitra.

Chairperson Councilor Bergman recognized Councilor Toomey, who spoke concerning the Lincoln Square Boys Club project.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided an overview concerning the Auditorium development project and the financial assistance programs associated with HUD funding and discussed the position of small business ombudsman, the needs to attract students to colleges in the city and creating a funding program to newly college graduated entrepreneurs to start businesses in the city with Councilor Toomey and Councilor Mitra.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager request Chief Development Officer provide City Council with a report concerning the available resources, including but not limited to private and public capital, federal and state loans/funding programs, and monies from colleges and universities in the city, to create a pilot program that provides seed money for graduates of said colleges and universities to start businesses in the city.

Chairperson Councilor Bergman recognized the Chief Development Officer, who provided an overview of the Minority and Women Business Enterprise (M/WBE) Initiative and discussed reaching out to women's organizations across the city to inform them about the initiative and the responses to the initiative with Councilor Toomey.

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 request Chief Development Officer hold discussions with the developers of the former Table Talk Pies property to determine appropriate ways to recognize the historical significance of Table Talk Pie at the location.

Request City Manager work with Preservation Worcester and the Museum of Worcester to create a plan to identify and recognize significant businesses that were originally located in Worcester.

Request City Manager provide City Council with a report detailing when trains at Union Station come in/out of Worcester to/from Boston.

Request City Manager request Chief Development Officer provide City Council with a report concerning the available resources, including but not limited to private and public capital, federal and state loans/funding programs, and monies from colleges and universities in the city, to create a pilot program that provides seed money for graduates of said colleges and universities to start businesses in the city.

- b. Transmitting informational communication relative to an update on Housing & Neighborhood Development Activities.

10.4B CM March 10, 2026

Chairperson Councilor Bergman read the item and recognized the Chief Development Officer, who provided an overview of the item, including information concerning whether rents have increased or decreased over the last year and balancing the increasing of required number of housing units for inclusionary zoning and the amount of payment in lieu that the developers would be required to pay.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the status of HUD funding with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed incentivizing condo building and ownership with the Chief Development Officer.

Chairperson Councilor Bergman then discussed why converting triple-deckers and multi-families units into condos is not prominent in the city with the Chief Development Officer.

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

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

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

- d. Transmitting informational communication relative to an update on the Fiscal Year 2026 grantmaking process of the Worcester Arts Council.
8.4B CM February 10, 2026

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

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the need to increase outreach to cultural organizations to promote this program.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the funding source and state requirements relative to the program, advertising efforts, applications received for the program and the Worcester Arts Council's role in selecting the recipients for the grants with the Chief Development Officer.

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

- e. Transmitting informational communication relative to the status of U.S. Department of Housing and Urban Development (HUD) funding.
8.4A CM February 10, 2026

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

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

- f. Transmitting informational communication relative to the Semi-Annual Tax Increment Financing and Tax Increment Exemption Report for the period ending June 30, 2025.
11.4A CM September 9, 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