

CITY OF WORCESTER

ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, September 16, 2026
Esther Howland (South) Chamber
Convened: 5:06 P.M.
Adjourned: 6:30 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

Assistant Chief Development Officer Paul Morano

Deputy City Clerk AJ Pottle, clerk

1. Virtual Attendee Call-In Information/Important Notice to Petitioners

- 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

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

1. **Fred Nathan, Worcester resident, spoke neither in favor nor opposed to item #3a**
2. **Rich Mazzocchi, North Andover resident, spoke in favor of item #3b**
3. **Roberta Bryan, No residence given, spoke in favor of item #3a**
4. **Stephen Madaus, No residence given, spoke in favor of item #4b**
5. **Jonathan Finkelstein, No residence given, spoke in favor of item #4c**
6. **Luis Reyes, Worcester resident, spoke in opposition to item #4c**
7. **Helen Raptis, Worcester resident, spoke in opposition to item #4c**

- b. Important Notice: Please be aware our office has been notified of an ongoing scam involving the impersonation of city officials and departments. Scammers are fraudulently requesting payments be made for planning and zoning permits, as well as City Council petitions. All official emails regarding your petition will come exclusively from an @worcesterma.gov email address (such as clerk@worcesterma.gov), or via physical mail on the City of Worcester's official letterhead. Any legitimate hearing letter will always include your specific application details, along with the scheduled hearing date, time, and location. The City of Worcester will never request payments via wire transfer.

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 June 25, 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. Tax Increment Financing (TIF/UCH-TIF) Items

- a. Communication of the City Manager recommend adoption of a resolution establishing a Tax Increment Financing Zone for GreenTech Park.
10.4B CM July 21, 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 spoke concerning the item.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed how exemption percentages are determined with the Chief Development Officer.

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

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

- b. Communication of the City Manager recommending adoption of a resolution to approve an Urban Center Housing - Tax Increment Financing (UCH-TIF) Agreement for 16 - 32 Lakeside Avenue and 18 - 20 Garland Avenue.

11.4B CM August 18, 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 Responsible Development Ordinance contract and the percentage of local employees for the project with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the timeframe, the total investment amount and amount of taxes the city will receive for the project with the Chief Development Officer.

Chairperson Councilor Bergman then discussed the estimated taxes the city will receive after the 18-year period with the Chief Development Officer.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager request Chief Development Officer provide City Council with a glossary of frequently used terms related to Executive Office of Economic Development programs.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the estimated savings to the project over the 20-year term of the agreement with the Chief Development Officer.

Chairperson Councilor Bergman then discussed what happens if the project gets sold during the TIF period to another entity with the Chief Development Officer.

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

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

Chairman's Orders

Request City Manager request Chief Development Officer provide City Council with a glossary of frequently used terms related to Executive Office of Economic Development programs.

4. Zone Change Hearing Items

- a. Report of the Planning Board Upon the Petition of Meletios Chacharone request to amend the City of Worcester Zoning Map by changing the zoning designation of the property known as and located at 455 Grove St. (MBL: 20-030-46+47) owned by CP 58 Gardner Street, LLC from the current split zoning designation of partially RL-7, Residence, Limited, and partially BG-3.0, Business, General, to be entirely BG-3.0, Business, General, as shown on the attached plan.

16b CC July 21, 2026

Chairperson Councilor Bergman read the item and recognized Councilor Mitra, who discussed the intent of the petition and the Planning Board hearing for the item with Speaker #4.

Chairperson Councilor Bergman recognized Speaker #4, who discussed whether there was opposition at the Planning Board hearing for the project.

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

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

- b. Report of the Planning Board Upon the Amended Communication of the City Manager recommend adoption of a zoning map amendment relative to Belmont Street / Plantation Street Corridor.

14a CC June 2, 2026

Chairperson Councilor Bergman read the item and recognized the Chief Development Officer, who provided an overview of the item and discussed whether there has been any opposition to the item and communications with the abutting residents regarding the amendment request.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the zoning designation for the property located at 370 Plantation St. with the Chief Development Officer.

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

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

- c. 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

In Committee June 25, 2026 - Held

Chairperson Councilor Bergman read the item and recognized Speaker #5, who discussed whether there was any opposition to the item at the Planning Board hearing.

Chairperson Councilor Bergman then discussed the impact of zone change on traffic and property usage in the area with Speaker #5.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed plans related to building more residential housing and flooding issues in the area with the Chief Development Officer.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed how changing the zoning district will allow for more businesses to open, the current businesses that are already in the area and the impact of changing the zoning district for the area with Speaker #5, Speaker #6 and Speaker #7.

Chairperson Councilor Bergman recognized Speaker #6, who discussed the grandfather clause for the property and issues related to traffic and parking on Hermon St.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the Planning Board hearing for the item with Speaker #5.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed parking challenges on Hermon St. with Speaker #5.

Chairperson Councilor Bergman then discussed issues related to traffic on Hermon St. and impact from new residential buildings in the area with Speaker #5.

Chairperson Councilor Bergman recognized Councilor Mitra, who discussed the needs to address issues related to traffic on Hermon St. with Speaker #5.

Chairperson Councilor Bergman recognized the Deputy City Clerk, who discussed types of motion that can be made in committee.

Chairperson Councilor Bergman brought forth the following Chairman's Order: Request City Manager request the Commissioner of Transportation and Mobility review the area in the vicinity of 42 Hermon St. to determine appropriate traffic improvement measures that can be installed to reduce traffic congestion at the area. Further, request City Manager request Police Chief provide increased enforcement of parking regulations at the location.

Chairperson Councilor Bergman recognized Councilor Toomey, who discussed the importance of improving issues related to traffic in the area.

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

Chairman's Orders

Request City Manager request the Commissioner of Transportation and Mobility review the area in the vicinity of 42 Hermon St. to determine appropriate traffic improvement measures that can be installed to reduce traffic congestion at the area. Further, request City Manager request Police Chief provide increased enforcement of parking regulations at the location.