



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Tuesday, June 10th, 2025

Time: The Chair convened the meeting at 5:34pm.

Meeting recording: https://www.youtube.com/watch?v=gWHzDq7-_pY

ATTENDANCE:

SRA Members Present: Philip Ercolini (Chair), Iwona Bonney (Secretary), Ben Ewen-Campen (City Councilor)
Courtney Brunson, William Gage, Patrick McCormick, Christine Stone.

SRA Members Absent: None.

Staff Present: Catherine Lester Salchert (Special Counsel), Rachel Nadkarni (Director of Economic Development), Ben Demers (Senior Economic Development Planner).

AGENDA ITEMS:

Staff presented virtual meeting house rules to the Somerville Redevelopment Authority ("SRA") Board.

1. Approval of the minutes of the May 13th, 2025, general meeting.

No edits were suggested for the minutes.

I. Bonney moved to approve the minutes. Seconded by P. McCormick. Approved 6-0-0 (yes-no-abstain) by roll call vote.

2. Public comment period.

No public comments were made.

3. 90 Washington Street Demonstration Project Plan—Executive session to discuss the value of real property at 90 Washington Street.

I. Bonney moved to enter executive session at 5:38pm. Seconded by P. McCormick. Approved 6-0-0 by roll call vote.

SRA members reentered the main session at 6:38pm.

4. Winter Hill Urban Renewal Plan.

a. Review and request for vote to approve a Memorandum of Agreement between the SRA and the City of Somerville re: payment for the future Sewall Pocket Park.



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Staff summarized the current plan for the City to spend a \$2.5M MassWorks Infrastructure Grant that it received to support civic space development at the 299 Broadway project, in partnership with the SRA. The 299 Broadway project is located within the Winter Hill Urban Renewal Plan area. At the May SRA meeting, SRA members approved a Land Development Agreement between the SRA and the 299 Broadway development team governing acquisition and development of the future Sewall Park site (i.e. Lot 5 within the 299 Broadway subdivision plan). Staff returned to the SRA with additional documents to facilitate the park redevelopment, to collect any SRA members' feedback before finalizing.

The first additional document reviewed was a Memorandum of Agreement (MOA) between the SRA and the City that would clarify that the City would pay for Lot 5 on behalf of the SRA, but that the land would be transferred to the SRA.

C. Stone commented that she would like the reason for the SRA's involvement in acquiring the land to be made clearer in the MOA. Staff noted that they would make this update.

W. Gage moved the following:

1) to approve the language of the Memorandum of Agreement (MOA) between the Somerville Redevelopment Authority (SRA) and the Somerville City Council, as presented at the SRA's June 10th, 2025 general meeting, amended to document the reason for the SRA's involvement in the redevelopment of Sewall Park, and

2) to authorize Phil Ercolini as Chair of the Somerville Redevelopment Authority to sign and execute the MOA.

Seconded by C. Stone. Approved 6-0-0 by roll call vote.

b. Review and request for vote to approve construction easement language for the future Sewall Pocket Park.

The second document reviewed by staff was a construction easement that would permit the 299 Broadway development team to access Lot 5 during the construction period of the buildings that make up the larger 299 Broadway development, as well as during the actual construction of the park.

W. Gage moved the following:

1) to approve the language of the Easement Agreement for Lot 5 in the 299 Broadway subdivision plan, as presented at the SRA's June 10th, 2025 general meeting, and

2) to authorize Phil Ercolini as Chair of the Somerville Redevelopment Authority to sign and execute the Easement Agreement.

Seconded by I. Bonney. Approved 6-0-0 by roll call vote.

c. Review and request for vote to approve quitclaim deed language for the future Sewall Pocket Park.

The third document was a quitclaim deed that the 299 Broadway development team will use to actually transfer the land to the SRA. Staff noted that the quitclaim deed specifies that the land would be held in perpetuity as a public park following the construction of the site.

P. McCormick moved to approve the language of the Quitclaim Deed for Lot 5 from the 299 Broadway



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

subdivision plan, as presented at the SRA's June 10th, 2025 general meeting. Seconded by I. Bonney. Approved 6-0-0 by roll call vote.

C. Stone moved to accept the Quitclaim Deed for Lot 5 as presented at the time that it is executed. Seconded by I Bonney. Approved 6-0-0 by roll call vote.

5. Items not reasonably anticipated by the Chair.

No items were brought to the Chair's attention.

6. Summer meeting schedule.

Staff noted that, due to the pace of the 90 Washington Street redevelopment, staff would likely need to call at least one SRA meeting in July or August rather than take the full summer off.

7. Meeting adjournment:

I. Bonney moved to adjourn at 7:01pm. Seconded by B. Ewen-Campen. Approved 6-0-0 by roll call vote.