



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Tuesday, September 9th, 2025

Time: The Chair convened the meeting at 5:32 pm.

Meeting recording: <https://www.youtube.com/watch?v=b1z02SKKqg0>

ATTENDANCE:

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

SRA Members Absent: Courtney Brunson, William Gage.

Staff Present: Rachel Nadkarni (Director of Economic Development), Dana Whitesides (Deputy Director of Economic Development), Ben Demers (Senior Economic Development Planner), Katherine Wiese (Economic Development Planner).

AGENDA ITEMS:

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

1. Approval of minutes of the June 10th, 2025, general meeting.

No edits were suggested for the minutes.

I. Bonney moved to approve the minutes. Seconded by P. McCormick. Approved 5-0-0 (yes-no-abstain) by roll call vote.

2. City staff update—Introduction of Katherine Wiese.

Staff introduced Katherine Wiese, who recently joined the City as an Economic Development Planner. K. Wiese will begin supporting SRA logistics.

3. Public comment period.

No public comment was made.

4. Winter Hill Urban Renewal Plan—299 Broadway general project update.

Staff presented an update on the 299 Broadway project, which is a mixed-use redevelopment within the Winter Hill Urban Renewal Plan area. Staff reviewed project milestones from Summer 2025, including the Somerville City Council's final approval of an Urban Center Housing Tax Increment Financing (UCH-TIF) plan that makes the project financially viable. Staff also reviewed various documents related to the project that have been approved by the SRA and will need to



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be signed in the coming month, including a Land Development Agreement (LDA) outlining the acquisition of Lot 5, a construction/access easement for Lot 5, and a Memorandum of Agreement (MOA) between the SRA and the City permitting the City to pay for Lot 5 on behalf of the SRA.

Scott Lombardi (Mark Development, LLC), a representative of the development team, was present to provide further details. The development team is in process with building permits for vertical construction of both buildings that make up the project, as well as the demolition and site work in Phase I. The team is looking to simultaneously close on both vertical ventures in early October and subsequently break ground. The project remains on track.

C. Stone inquired about whether the lot with an existing building at the northeast corner of Broadway and Temple could be integrated into the project. S. Lombardi responded that conversations with the owners had happened early on but that the lot would not be included at this point.

C. Stone inquired if there are administrative or discretionary approvals required before the expected closing next month. S. Lombardi responded that there are some discretionary approvals remaining, including by the City's Inspectional Services Division and City Council.

5. 90 Washington Demonstration Project Plan—Executive session to discuss the value of real property at 90 Washington Street.

I. Bonney moved to enter executive session at 5:45pm. Seconded by B. Ewen-Campen. Approved 5-0-0 (yes-no-abstain) by roll call vote.

SRA members reentered the main session at 6:13pm. C. Stone did not rejoin the main session, but a quorum was still present.

6. SRA scheduling update.

Staff note that due to staff scheduling concerns, they will follow-up to adjust the meeting cadence with a time that works with everyone. Next meeting will still be tentatively held on the second Tuesday in October.

7. Items not reasonably anticipated by the Chair.

Iwona Bonney shared that she will be leaving the SRA Board due to moving out of the city. The Board thanked her for more than 20 years of service.

8. Meeting adjournment

I. Bonney moved to adjourn at 6:16pm. Seconded by B. Ewen-Campen. Approved 4-0-0 (yes-no-abstain) by roll call vote.