



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Tuesday, October 14, 2025

Time: The Chair convened the meeting at 5:35 pm.

Meeting recording: <https://youtu.be/scmNkU76f64>

ATTENDANCE:

SRA Members Present: Philip Ercolini (Chair), Patrick McCormick, Christine Stone, Courtney Brunson.

SRA Members Absent: Ben Ewen-Campen (City Councilor), William Gage.

Staff Present: Catherine Lester Salchert (Special Counsel), Dana Whiteside (Deputy Director of Economic Development), Ben Demers (Senior Economic Development Planner), Ted Fields (Senior Economic Development Planner), Kati Wiese (Economic Development Planner), Eric Weisman (Director of Operations, Department of Public Works).

AGENDA ITEMS:

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

1. Approval of minutes of the September 9, 2025 general meeting.

No edits were suggested for the minutes.

P. McCormick moved to approve the minutes. Seconded by C. Brunson. Approved 4-0-0 (yes-no-abstain) by roll call vote.

2. Public comment period.

No public comment was made.

3. Nominations and elections for SRA Board Secretary.

Staff shared that, after Iwona Bonney's departure from the SRA Board, the Board is in need of a new Secretary. The Secretary role primarily certifies copies of SRA Board votes and occasionally signs documents on the SRA's behalf when the Chair is unable to. Staff asked if any member would be interested in self-nominating for the role.

C. Stone asked if wet (in-person) signatures are generally required. Staff responded that yes, currently SRA documents must be signed in-person and notarized.

No Board members self-nominated, so staff noted that the item will be revisited next meeting when



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additional board members are present.

4. 90 Washington Street Demonstration Project Plan.

a. Executive session to discuss the value of real property at 90 Washington Street.

C. Brunson moved to enter executive session at 5:45pm. Seconded by P. McCormick. Approved 4-0-0 (yes-no-abstain) by roll call vote.

SRA members re-entered the main session at 6:47pm.

b. General project update.

Staff presented updates made to the redevelopment goals for 90 Washington Street, which had been shared in a memo ahead of time. These updates were largely informed by the SRA's goal to recoup funds from the sale of the land after a legal judgment last October. The updates had been discussed at a 90 Washington Street Civic Advisory Committee (CAC) meeting earlier in the week. Beyond recouping funds, an additional goal is to achieve development principles such as mixed-use building formats, dense development as described in the Somerville Zoning Ordinance's Mid-Rise or High-Rise zones, and flexibility in form or massing that encourages creative architectural approaches to deliver density on a complex parcel shape.

A member of the public, Bill Mahaney, asked Staff to summarize the zoning discussion that occurred in the CAC meeting. Staff responded that zoning was not covered in depth at the specified meeting, but that the plan will likely be to pursue rezoning in response to developer responses to the eventual Request for Proposals (RFP) for developing the site. This will be discussed at an upcoming City Council meeting.

C. Stone recommended flexibility on the 'no surface parking' development goal to enable short-term unloading, delivery spaces, and handicap spaces. Staff will confer with the Planning, Preservation, and Zoning (PPZ) division of the Mayor's Office of Strategic Planning and Community Development (OSPCD) on this question and noted that there are traffic markings that allow for this type of temporary zone.

Staff discussed the intended timeline of this process. Staff were intending to present the development goals and updates to the Demonstration Project Plan (DPP) and a Memorandum of Agreement (MOA) between the City Council and SRA that governs the redevelopment process to the full City Council on October 23rd, 2025. Staff will not request a vote at that time. A joint public hearing between the SRA and City Council's Land Use Committee will then need to be held on the updates to the Demonstration Project Plan, with a tentative date of November 6th, 2025. Public feedback will be solicited on both the DPP and the general project plan for Staff to incorporate. Following that joint public hearing, staff will request City Council and SRA approval of the development goals and updates to the Demonstration Project Plan. They then hope to release an RFP in December of January.



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P. Ercolini asked if the State would need to also approve an update to the Demonstration Project Plan. C. Salchert noted that the amendment to the does not require State approval.

c. Extension of a Memorandum of Understanding for City storage at 90 Washington Street.

The SRA was joined by E. Weisman from the Somerville Department of Public Works (DPW). Staff requested an extension on a Memorandum of Understanding (MOU) between the SRA and the City that allows City departments to make temporary use of 90 Washington Street, primarily for material and snow storage by the City's DPW. This MOU was entered in November 2022 for a one-year period, and the SRA had granted one-year extensions the previous two years. Staff noted that they added language to this year's draft to require City departments to remove materials from the land within 30 days in the case that the SRA sells or transfers the land to a developer.

C. Stone noted that the language should be amended to ensure materials are removed before the sale, not after.

C. Stone moved to extend the memorandum of understanding between the Somerville Redevelopment Authority and the City of Somerville for temporary use of 90 Washington Street by one year, with amended language that requires the City to vacate the property 30 days prior to the closing date unless agreed to in writing by both parties. C. Brunson Seconds. 4-0-0 approve memo as amended.

5. Items not reasonably anticipated by the Chair.

No items were brought forward.

6. Meeting adjournment

C. Brunson moved to adjourn at 7:16pm. Seconded by P. McCormick. Approved 3-0-0 (yes-no-abstain) by roll call vote.