



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Monday, November 24, 2025.

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

Meeting recording: <https://www.youtube.com/watch?v=QinAnLrLP5Q>

ATTENDANCE:

SRA Members Present: Philip Ercolini (Chair), 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:

1. Approval of minutes of the October 14th, 2025 general meeting, and the November 6th, 2025 joint meeting of the SRA and the Land Use Committee of the Somerville City Council.

B. Ewen-Campen moved to approve the minutes. C. Stone seconded. Approved 6-0-0 by a roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.

2. Public comment period.

No public comment was made.

3. Nominations and election for SRA Board Secretary.

P. Ercolini requested nominations for Board Secretary to fill the position left by Iwona Bonney. W. Gage nominated Christine Stone. C. Brunson seconded the nomination. C. Stone accepted the nomination.

B. Ewen-Campen moved to close nominations. C. Brunson seconded. Approved 6-0-0 by a roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.

P. Ercolini moved to approve Christine Stone as Secretary of the Somerville Redevelopment Authority ("SRA"), in which role they will be responsible for certifying SRA votes and signing documents on behalf of the SRA when the Chair is unable to. C. Brunson seconded. Approved 6-0-0 by roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.



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4. 90 Washington Street.

a. Project update.

B. Demers walked Board Members through final updates that staff were recommending to the 90 Washington Street Demonstration Project Plan (DPP) and an accompanying Memorandum of Agreement (MOA) between the SRA and City Council regarding the project. Updates included removing the goal of developing a public safety building and adding the goal to recoup funds spent on the taking, amongst others. The SRA had held a public hearing jointly with the Land Use Committee (LUC) of the Somerville City Council on November 6th regarding these changes, at which no comment was received. The LUC then voted at their November 20th meeting that the full Council vote to approve those changes. That vote was anticipated for November 25th. Prior to that City Council meeting, staff were requesting that the SRA vote to approve the changes.

C. Stone asked to clarify an update regarding developer timelines and expressed concern for allowing excessive flexibility for developers. Staff responded that this change was made to allow for flexibility, but that the RFP that will be released, which SRA members will need to approve can be more restrictive.

P. Ercolini asked staff to confirm whether the DPP would need to go back to the LUC if any changes were made, which would then delay approval to City Council. Staff confirmed that this would likely delay the Council's vote, yes.

C. Stone asked to confirm that the DPP and MOA will be public documents. Staff confirmed that they will be.

b. Request for votes to approve amendments to the 90 Washington Street Demonstration Project Plan and accompanying Memorandum of Agreement between the SRA and Somerville City Council.

C. Brunson moved to approve the amendments to the 90 Washington Street Demonstration Project Plan. W. Gage seconded. Approved 6-0-0 (yes-no-abstain) by roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.

P. McCormick moved to approve the amendments to the 90 Washington Street Memorandum of Agreement between the City Council and Redevelopment Authority regarding the redevelopment of 90 Washington St. C. Brunson seconded. Approved 6-0-0 (yes-no-abstain) by roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.



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

B. Ewen-Campen moved to enter executive session at 6:01pm. Seconded by P. McCormick. Approved 6-0-0 (yes-no-abstain) by roll call vote. Philip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no, 0 members abstained.

SRA members re-entered the main session at 6:58pm.

5. Items not reasonably anticipated by the Chair.

P. Ercolini asked to confirm the next SRA meeting. Staff confirmed it would likely be the third week of December in order to have sufficient time to share a draft of the RFP with the Civic Advisory Committee (CAC) and gather feedback before bringing it to the SRA.

6. Meeting adjournment.

C. Stone moved to adjourn at 7:01pm. Seconded by C. Brunson. Approved 4-0-0 (yes-no-abstain) by roll call vote. Philip Ercolini, Patrick McCormick, Christine Stone, and Courtney Brunson voted yes. 0 members voted no. 0 members abstained. Ben Ewen-Campen and William Gage were absent for the vote.