



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Tuesday, December 16, 2025.

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

Meeting recording: https://www.youtube.com/watch?v=hf17GyfqB_g

ATTENDANCE:

SRA Members Present: Philip Ercolini (Chair), Christine Stone (Secretary), William Gage, Patrick McCormick.

SRA Members Absent: Courtney Brunson, Ben Ewen-Campen (City Councilor).

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

AGENDA ITEMS:

1. Approval of minutes of the November 24th, 2025, general meeting.

W. Gage moved to approve the minutes. P. McCormick seconded. Approved 4-0-0 by a roll call vote. P. Ercolini, W. Gage, P. McCormick, and C. Stone voted yes, 0 members voted no, 0 members abstained.

2. Public comment period.

No public comment was made.

3. 90 Washington Street.

a. Project schedule update.

B. Demers provided an update on the 90 Washington Street redevelopment project. Since the SRA last met, the Somerville City Council approved amendments to the 90 Washington Street Demonstration Project Plan that removed the public safety building component of the project and also approved the development objectives and program of uses that came out of the public engagement process. The next step would be to release a Request for Proposals (RFP), which staff were aiming to do in January 2026 to move as expeditiously as possible. Staff explained that the RFP would remain open for about three months, during which time there would be a site tour and a round-table developer discussion for applicants, with responses due by April 10th, 2026. Staff also talked through the process that would be used to review proposals in, which would likely last from mid-April through mid-July 2026. At the end of this process, the SRA could choose to select a developer or choose to reject all proposals. If a



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

developer is selected, staff would target signing a Land Development Agreement in November or December of 2026 and closing on the sale of the land in September 2027.

W. Gage asked about the project timeline presented by staff and whether the repayment of the bond used to pay the judgment for the taking of 90 Washington Street will be affected in the meantime. B. Demers responded that the City's Finance team is comfortable with this strategy and the timeline presented and are working to extend the bond anticipation note (BAN) timeline.

P. Ercolini asked if the interest rate of the bond is impacted at the time of its annual review. Staff responded that the interest rate might change nominally but is unlikely to have a significant financial impact.

C. Stone noted that interest on the bond continues to accrue as long as they remain outstanding and that staff and HR&A have laid out an expedient but realistic timeline. Staff noted that annual interest is being paid as it accrues.

C. Stone reminded the Board that according to this timeline, they will need to meet throughout the summer, and to plan accordingly in order to meet quorum.

b. Review of draft Request for Proposals for 90 Washington Street development partner.

B. Demers reviewed the draft Request for Proposals (90_Washington_RFP Draft_12.16.25) that had been shared as well as feedback provided the previous day by the 90 Washington Street Civic Advisory Committee (CAC) . The CAC asked that the evaluation weighting be shifted to consider more how proposals meet the non-financial objectives of the project. One member also expressed concern about the complexity of the process as well as the decision to rezone later in the RFP process instead of prior to releasing the RFP.

Staff spoke to the two SRA board members who were unable to attend the meeting to their collect feedback. Councilor B. Ewen-Campen expressed interest in the weight of non-financial criteria, specifically the zoning evaluation portion.

B. Demers led Board members in reviewing and editing the draft RFP.

Regarding the evaluation criteria, P. McCormick noted the importance of weighing financial criteria due to the SRA's focus on recouping funds lost on the judgement and the need to preserve City programs. W. Gage expressed preference for a 50/50 split between financial and technical evaluation criteria due to experience in previous development processes. C. Stone noted that this evaluation criteria are representative of the board's goals for the RFP and notes that the technical criteria have been extensively covered in the text of the RFP and the addenda and prefers that financial outcome is highlighted in the criteria weighing. Ultimately the Board decided to change to a 55% financial / 45% non-financial split both maintained the focus on financial return and respected the desire of CAC members to prioritize non-financial elements of the project.



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

There was no comment from the public.

C. Stone moved to approve the language of the Request for Proposals for 90 Washington Street, with edits as discussed, and to release the RFP publicly in January. P. McCormick seconded. Approved 4-0-0 by a roll call vote. P. Ercolini, W. Gage, P. McCormick, and C. Stone voted yes. 0 members voted no, 0 members abstained.

4. Meeting cadence reset in January.

K. Wiese reminded the group that Staff will reach out to gauge availability in the new year to reset the meeting cadence as some availability has shifted.

5. Items not reasonably anticipated by the Chair.

6. Meeting adjournment.

W. Gage moved to adjourn at 6:50pm. P. McCormick seconded. Approved 4-0-0 by a roll call vote. P. Ercolini, W. Gage, P. McCormick, and C. Stone voted yes. 0 members voted no, 0 members abstained.