



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Wednesday, May 6th, 2026.

Time: The Chair convened the meeting at 5:33 pm.

Meeting recording: https://www.youtube.com/watch?v=m_jNsFFXj68

ATTENDANCE:

SRA Members Present: Philip Ercolini (Chair), Christine Stone (Secretary), Courtney Brunson, William Gage, Patrick McCormick, Ben Wheeler (Councilor).

SRA Members Absent:

Staff Present: Tom Galligani (Executive Director, OSPCD), Rachel Nadkarni (Director, Economic Development), Catherine Lester Salchert (Special Counsel), Ben Demers (Senior Economic Development Planner), Ted Fields (Senior Economic Development Planner), and Kati Wiese (Economic Development Planner).

AGENDA ITEMS:

1. Approval of minutes of the April 1st, 2026 general meeting

C. Brunson moved to approve the minutes. C. Stone seconded. Approved 6-0 by a roll call vote. C. Brunson, W. Gage, P. McCormick, C. Stone, B. Wheeler, and P. Ercolini. 0 members voted no.

2. Public comment period.

No public comment was made.

3. Annual presentation from Groundwork Somerville regarding their use of SRA-owned land at 100 and 138 South Street.

Groundwork Somerville (GWS) is an urban agriculture organization that operates on SRA-owned land through a license agreement. GWS leases land from the SRA at 100 and 138 South Street for the South Street Farm and to host programming and events.

Co-directors of Groundwork Somerville, Em Plotkin and Leah McCarthy, provided an update on the organization's initiatives including youth programming, climate resilience, and urban agriculture.

P. Ercolini asked what the organization's primary funding source is. GWS explained that they are a part of a national Groundwork USA network which seeks large grants and passes



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through the funding as sub-award agreements grants to its affiliates, including GWS. They also seek private grants and other governmental funding.

P. Ercolini asked whether GWS has explored alternate sites in the event that the current location proceeds to be redeveloped, and what the size of the farm is. GWS staff responded that they have had discussions about the potential of a land-trust model and have explored partnering with local universities, but that they have not proceeded to the planning or fundraising stage as there is no specific timeline yet. The farm is about a quarter acre.

C. Brunson expressed appreciation for the organization and asked whether GWS contributes to community fridges. GWS staff share that feedback has been that it is more useful for the community fridge to have ready-to-eat food and so not all produce is conducive for that, but that they do contribute to community fridges when there is produce that makes sense such as washed and bagged lettuce or tomatoes.

C. Brunson shared some potential funding sources, including foundations that have a focus on urban heat and health equity.

B. Wheeler noted appreciation for this work, particularly the importance of investing in youth, creating a sense of welcome and belonging, and building a sense of stewardship.

4. Union Square zoning proposal update.

Staff Ben Demers provided an update on the status of proposed rezoning of the D6 parcel in Union Square Revitalization Plan area. The Hamilton Company proposed a zoning change from Commercial Core 5 to Midrise 6 for the D6 parcel, which is the southwest corner of Prospect St. and Somerville Ave, to allow for residential development. Hamilton Company gave a presentation to the Land Use Committee of the City Council and to the Planning Board. The public comment period will remain open until May 15th after which it will go to the Planning Board and then the City Council for discussion and recommendation.

5. 90 Washington Demonstration Project Plan.

a. General Project Update

Staff Ben Demers provided an update on the proposals for the 90 Washington Street Request For Proposals. The City Council will review the two proposals on May 11th in executive session and make recommendations regarding two finalists. The SRA will meet on May 19th to review the City Council recommendations and give instructions for the Best and Final Offer (BAFO) period. The proposal teams will be able to update their proposals in response to feedback during the BAFO period, which will run from May 20th-June 26th. Staff shared a presentation describing the details of the two proposals from Wood Partners and North River Leerink, as



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well as feedback produced during reviews by the 90 Washington Civic Advisory Committee (CAC), real estate advisor HR&A, and City staff. Further details can be found in the 'Process check-in for the review of responses to the 90 Washington Street RFP' memo submitted as meeting materials for this meeting.

b. Executive Session to discuss the value of real property at 90 Washington Street.

C. Stone moved to enter executive session at 7:03 pm. C. Brunson seconded. Approved 6-0-0 by a roll call vote., C. Brunson, W. Gage, P. McCormick, C. Stone, B. Wheeler, and P. Ercolini voted yes. 0 members voted no.

SRA Board Members returned from executive session at 7:54 pm.

6. Meeting adjournment.

C. Brunson moved to adjourn at 7:55 pm. B. Wheeler seconded. Approved 5-0-0 by a roll call vote. C. Brunson, P. McCormick, C. Stone, B. Wheeler, and P. Ercolini voted yes. 0 members voted no.