



SOMERVILLE REDEVELOPMENT AUTHORITY

MEETING MINUTES

Location: Virtual meeting via Zoom Webinar

Date: Monday, July 13th, 2026.

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

Meeting recording: <https://www.youtube.com/watch?v=DIZR5LSpJuc>

ATTENDANCE:

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

SRA Members Absent: Cory Mian.

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

AGENDA ITEMS:

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

C. Brunson moved to approve the minutes. W. Gage seconded. Approved 5-0 by a roll call vote.

C. Brunson, W. Gage, C. Stone, B. Wheeler, and P. Ercolini, voted yes. 0 members voted no.

2. Public comment period.

A member of the public expressed concerns about the 90 Washington Street Request for Proposal responses, specifically regarding the removal of trees and paving the area for an access road.

3. 90 Washington Street Demonstration Project Plan.

a. Update regarding final responses to the 90 Washington Street Request for Proposals.

B. Demers gave a summary of the 90 Washington Request for Proposals (RFP) process and timeline. Staff shared feedback from the 90 Washington Civic Advisory Council (CAC), including disappointment over North River Leerink's decision to withdraw from the RFP process. The CAC appreciated that Wood Partners incorporated feedback, including an increased number of units, a reduction in parking spaces and the move to underground parking, access to the western edge of Cobble Hill Apartments. They expressed concern about the lack of homeownership opportunities and the amount of resident amenities. They expressed neutrality about the option to include or exclude the Building II at the tail portion. Staff also conveyed feedback from City Councilors including the desire for more greenery, concerns around the proximity of Building II to the Cobble Hill residents, and a desire for increased height and density.



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Staff shared next steps in the RFP process. If the Redevelopment Authority designates Wood Partners as the development partner, the next steps would include negotiating a Land Disposition Agreement between July and October 2026 that requires both City Council and SRA approval. Project details will continue to be refined throughout the process including the decision of whether or not to develop the tail portion of the site.

Councilor Wheeler shared additional feedback about the City Council's reaction, including concerns around the amount of green space, density, and the concerns of residents of the adjacent property.

Chair Ercolini noted that the designation of a developer is still early in the process and there will be continued opportunities for the public, City Council, and others to provide feedback to be incorporated throughout the process.

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

C. Brunson moved to enter executive session at 5:57 to discuss the value of real property at 90 Washington Street. C. Stone seconded. Approved 5-0 by a roll call vote. C. Brunson, W. Gage, C. Stone and B. Wheeler, P. Ercolini voted yes. 0 members voted no.

SRA Board Members returned from executive session at 6:28pm.

c. Request for a vote regarding the 90 Washington Street Request for Proposals developer designation.

C. Brunson moved to approve the following. P. McCormick seconded.

1) To select Wood Partners as the designated development partner as described in the 90 Washington Street Request for Proposals; and

2) to authorize the Chair of the Somerville Redevelopment Authority to execute a Developer Designation Agreement with Wood Partners, which will include a ninety (90) day period in which Strategy and Development Department and Law Department staff will negotiate in good faith toward any necessary project agreements;

3) to authorize Strategy and Development Department and Law Department staff to negotiate additional necessary agreements (e.g. a Land Disposition Agreement, a Purchase and Sale Agreement, or other similar agreement) to create a binding commitment between the SRA and Wood Partners (the "Parties") to facilitate the development of 90 Washington Street.

Approved 5-0 by a roll call vote. C. Brunson, P. McCormick, C. Stone, B. Wheeler, and P. Ercolini voted yes. 0 members voted no.

4. Meeting adjournment.

P. McCormick moved to adjourn at 7:00 pm. C. Stone seconded. Approved 4-0 by a roll call vote. P. McCormick, C. Stone, B. Wheeler and P. Ercolini voted yes. 0 members voted no.