

Thomas F. Galligani, Jr

Andover, Massachusetts | thomas.galligani@gmail.com | 978.886.3868

Municipal leader and seasoned development professional with twenty-five years of experience leading staff, implementing programs, developing policies, and budgets. Technical expertise in public administration, project delivery, economic development, urban revitalization, public/private partnerships, community engagement, and community planning, with additional experience in project management, contract negotiations, and policy development.

WORK EXPERIENCE

Executive Director 07/2022 – present
Director of Economic Development 06/2016 – 07/2022
City of Somerville Office of Strategic Planning & Community Development | Somerville, MA

- Lead a team of over seventy professionals coordinating economic development, planning & zoning, mobility, public space enhancement, historic preservation, residential anti-displacement and affordable housing programs, in one of America's most dynamic and diverse communities, reporting directly to the Mayor
- Serve as a member of the Mayor's strategic oversight team, working to deliver government services, develop data-driven policy analysis, and establish new programs within fiscal constraints.
- Participate in capital planning and budgeting, including delivery of street improvements, public infrastructure, new parks, new public safety complex, Assembly Square fire station and Somerville Armory community arts center.
- Negotiate land disposition agreements and development covenants to facilitate over 3,000,000 square feet of mixed-use, transit-oriented development, including housing, retail, office, and life science laboratories.
- Coordinate COVID-19 response efforts around small businesses, including technical assistance, relief grants, and mobilization for outdoor dining.
- Coordinate the City's efforts to redevelop the Clarendon/North Street public housing development, replacing an outdated Somerville Housing Authority residential complex with 591 new units of public housing, workforce housing and market-rate housing.

Director of Economic Development 10/2008 – 03/2016
City of Nashua | Nashua, New Hampshire

- Led the municipal economic development program, including real estate development, small business lending, community branding, business attraction & recruitment, brownfield, incentives, and downtown revitalization.
- Managed special municipal projects and provided strategic advice, reporting directly to the Mayor.
- Managed public-private partnerships and implemented redevelopment programs to transform underutilized and municipally owned real estate along the Nashua Riverfront into over 700 units of housing.
- Supervised implementation of a community branding and business attraction marketing program, including a new website and social media strategy. Authored all website marketing copy.
- Conceptualized and implemented the first Parking Benefit District in the northeastern United States. Introduced demand-based pricing and generated over \$3.5 million new revenue to invest in the revitalization of Downtown Nashua.
- Chaired cross-department climate action and sustainability taskforce, supervised ARRA-funded Nashua Energy Plan

Owner / Consultant / Project Manager

Thomas Galligani Consulting | Andover, Massachusetts

06/2004 – 10/2008

- Started a consulting services organization to provide technical assistance, tax incentive negotiations support, project management services, and grant writing to municipal agencies, non-profit organizations, and real estate developers
- Served as a project manager for Common Ground Development Corporation, overseeing the renovation of two homeless shelters and the development of 24 units of multi-family affordable housing in Lowell, Massachusetts.
- Implemented a comprehensive economic development program for the Town of Chelmsford, MA, including business attraction & retention and analysis of vacant commercial properties.
- Analysed regional economic impacts for Mills Corp. for a proposed 800,000 sq. ft. shopping and entertainment complex in Tewksbury, MA.
- Coordinated site selection and analysed the feasibility of a 300-space parking garage in Downtown Haverhill

Director of Planning & Development

06/2002 – 06/2004

Commissioner of Inspectional Services (Interim)

11/2002 – 08/2003

City of Lawrence, Department of Planning & Development | Lawrence, Massachusetts

- Led a team of twenty-four professionals coordinating economic development, neighborhood planning, land use permitting, urban renewal, affordable housing, and homelessness in one of Massachusetts' most diverse Gateway Cities, reporting directly to the Mayor.
- Supervised programs, including vacant property stabilization, neighbourhood plans, small business technical assistance, small business lending, tax incentives, vacant lot sales, brownfields site assessment and clean-up, first-time homebuyer, affordable housing development, and public parks renovation.
- For nine months, concurrently led a team of twenty-eight professionals coordinating building permit review, code enforcement, and public health programming.
- Developed a strategic plan outlining process improvements and modernization of the Inspectional Services Department, and coordinated the search process for a new permanent Commissioner.

Economic Development Director

City of Lowell, Division of Planning & Development | Lowell, Massachusetts

06/1998 – 06/2002

- Led a team of five professionals coordinating economic development policy, planning, and programming, including urban renewal planning, small business support, real estate development, brownfields revitalization, tax incentives, and downtown revitalization.
- Created the Downtown Venture Fund; raised City, bank, and foundation funding to establish a \$1.5M lending pool launching 28 downtown retail and restaurant start-ups, creating over 145 new jobs.
- Coordinated nationally recognized EPA Brownfields Showcase Community program.
- Provided strategic economic development and tourism attraction advice to municipal officials of Berdyansk, Ukraine, as part of a USAID exchange program.

EDUCATION

Massachusetts Institute of Technology

Master of City Planning program (coursework completed, thesis pending) | Cambridge, Massachusetts

University of Massachusetts

Bachelor of Arts: Economics | Amherst, Massachusetts

Additional Relevant Training & Participation

- Urban Land Institute Housing & Economic Development Council (2017-2020, 2025- present)
- Bloomberg Harvard City Leadership Initiative: Innovation Track (2021)
- MIT SA+P Commercial Real Estate Analysis & Investment short course (2020)
- Urban Land Institute - UrbanPlan volunteer (2017- present)