



City of Somerville, Massachusetts

City Council Finance Committee

Meeting Minutes

Tuesday, July 8, 2025

6:00 PM

This meeting was held via Zoom and was called to order by Chair Wilson at 6:00 pm and adjourned at 7:13 pm on a roll call vote of 4 in favor (Councilors Mbah, Burnley, Scott, and Wilson), 0 opposed, and 1 absent (Councilor Clingan).

Others present: Suzanne Rinfret - Director of Parking, Ben Demers - Senior Planner, Alan Inacio - Director of Finance and Community Development OSPCD, Shumeane Benford - Chief of Police, Jay Piques - Assistant City Solicitor, Rachel Nadkarni - Director of Economic Development, Cathy Lester Salchert - Attorney, Kimberley Hutter - Legislative Liaison, Madalyn Letellier - Legislative Services Manager.

Roll Call

Present:	City Councilor At Large Jake Wilson, Ward Two City Councilor Jefferson Thomas (J.T.) Scott, City Councilor At Large Willie Burnley Jr. and City Councilor At Large Wilfred N. Mbah
Absent:	Ward Four City Councilor Jesse Clingan

1. Committee Minutes (ID # [25-1049](#)) Approval of the Minutes of the Finance Committee of the Whole Meeting of June 3, 2025.

RESULT:	<u>ACCEPTED</u>
AYE:	City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah
ABSENT:	Ward Four City Councilor Clingan

2. Committee Minutes (ID # [25-1107](#)) Approval of the Minutes of the Finance Committee Meeting of June 9, 2025.

RESULT:	<u>ACCEPTED</u>
AYE:	City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah
ABSENT:	Ward Four City Councilor Clingan

3. Committee Minutes (ID # [25-1127](#)) Approval of the Minutes of the Finance Committee Meeting of June 10, 2025.

RESULT: **ACCEPTED****AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah**ABSENT:** Ward Four City Councilor Clingan

4. Committee Minutes
(ID # [25-1166](#))

Approval of the Minutes of the Finance Committee Meeting of June 18, 2025.

RESULT: **ACCEPTED****AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah**ABSENT:** Ward Four City Councilor Clingan

5. Committee Minutes
(ID # [25-1184](#))

Approval of the Minutes of the Finance Committee Meeting of June 16, 2025.

RESULT: **ACCEPTED****AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah**ABSENT:** Ward Four City Councilor Clingan

6. Committee Minutes
(ID # [25-1202](#))

Approval of the Minutes of the Finance Committee of the Whole meeting of June 24, 2025.

RESULT: **ACCEPTED****AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah**ABSENT:** Ward Four City Councilor Clingan

Grant and Gift Acceptances

7. Mayor's Request
(ID # [25-0848](#))

Requesting approval to accept and expend a \$38,500 grant with no new match required, from the Boston Office of Emergency Management to the Police Department for Special Response Team equipment.

Liaison Hutter requested this item to be withdrawn. The Administrations intent is to combine with a larger grant that is underway for similar purposes and come back to the Council with a new item following recess. Councilor Scott requested complete documentation for the grant upon return.

RESULT: RECOMMENDED TO BE WITHDRAWNAuthorizations

8. Mayor's Request (ID # [25-1086](#)) Requesting authorization to dispose of bicycles previously abandoned in the City of Somerville to a charitable organization.

Chief Benford shared this program allows the bikes that have been held by the Somerville Police Department (SPD) to be given back to a local non-profit partner to distribute and repair. Without this partnership the bikes would find themselves unutilized and ultimately destroyed. This partnership ensures the bikes are inspected and tuned up, so they are safe for community members to utilize. Distinction was made that the program can be accessed by all community members, not just members of the YMCA.

RESULT: RECOMMENDED TO BE APPROVED

AYE: City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah

ABSENT: Ward Four City Councilor Clingan

Contracts and Agreements

9. Mayor's Request (ID # [25-1068](#)) Requesting approval to enter into a contract of up to ten years for the services of an operator for the Greater Boston Bike Share program (Bluebikes).

Conversation around the location of where Bluebike stations are chosen throughout the city that are underserved was discussed and whether there is still time to negotiate before entering the contract. Director Inacio shared as a part of contract negotiations there is an ability to discuss how the program will grow, and the Massachusetts Bicycle Coalition (MBCA) will be doing negotiations on this contract so this topic can be taken back to the Mobility team. At the close of the discussion Chair Wilson made note of various areas he would like to see the addition of Bluebikes; Mystics or Healy School area, Lincoln Park and the Argenziano School, Glen Park and Capuano School, 165 Broadway where Teen Empowerment is located, and one near the Dilboy Stadium and Pool.

RESULT: RECOMMENDED TO BE APPROVED

AYE: City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah

ABSENT: Ward Four City Councilor Clingan

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10. Mayor's Request (ID # [25-0978](#)) Requesting approval to execute the Fourth Amendment to the lease agreement with Dana Family Series, LLC, for the Grove Street parking lot, through June 30, 2026.
- Director Rinfret was present to share the item with the renewal of a lease for the continuation of 17 spaces in Davis Square.
- RESULT:** **RECOMMENDED TO BE APPROVED**
- AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah
- ABSENT:** Ward Four City Councilor Clingan
11. Mayor's Request (ID # [25-1001](#)) Requesting approval of a time-only extension for the contract with Franklin Cummings Institute, to December 31, 2026.
- This is to extend a timeline for those who are participating in job training, this is a time only extension and no fees are associated.
- RESULT:** **RECOMMENDED TO BE APPROVED**
- AYE:** City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah
- ABSENT:** Ward Four City Councilor Clingan
12. Mayor's Request (ID # [25-1160](#)) Requesting approval of the final Urban Center Housing Tax Increment Financing (UCH-TIF) Agreement for the 299 Broadway project.
- Senior Planner Demers noted that a final agreement for the redevelopment of 299 Broadway is under the Urban Center Housing Tax Increment Financing (UCH-TIF) program. This initiative provides a 20-year tax exemption on improved real estate to encourage the development of affordable housing in commercial areas. The proposed project at 299 Broadway will create a total of 319 new housing units, 136 of which will be designated as affordable. The final UCH-TIF agreement must be signed by the Mayor and subsequently brought before the full City Council for final approval.
- During the discussion Director Nadkarni clarified the distinctions between various financial tools used to support housing development. Tax Increment Financing (TIF) is a general mechanism that uses future tax gains to fund current improvements, while District Increment Financing (DIF) has been used in past projects such as Assembly Row. UCH-TIF, specifically to Massachusetts, is designed to support housing development in commercial zones. Notably, the 299 Broadway project represents the only area in
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Somerville with an approved UCH-TIF agreement, marking a significant step forward in the city's efforts to expand affordable housing.

RESULT: **RECOMMENDED TO BE APPROVED**

AYE: City Councilor At Large Wilson, Ward Two City Councilor Scott, City Councilor At Large Burnley Jr. and City Councilor At Large Mbah

ABSENT: Ward Four City Councilor Clingan

13. Mayor's Request
(ID # [25-1163](#))

Requesting approval of a Public Access and Maintenance Access Easement for 299 Broadway Property Owner LLC.

Attorney Salchert was present to provide an overview of the parks that will be connected by a pedestrian mews, which will be incorporated into the easement for the Broadway Pocket Park. The discussion included considerations about accessibility and usability, particularly during the darker months. Chair Wilson raised the issue of early sunset times, sometimes as early as 4:00 p.m., and inquired whether lighting could be included to allow the spaces to remain open longer. There was also discussion about the possibility of making changes to the easement before the City Council recesses for the summer.

In response to a question from Councilor Scott, Attorney Brent McDonald noted that for permanent installations in civic spaces, PSOF requires 100% approval as a condition for overall project approval. This ensures that all elements placed in the parks align with planning standards and community expectations. Scott Lombardi of Mark Development added that the project team is committed to adhering to all ordinances and guidelines and is open to making edits to ensure consistency with other parks in the area.

RESULT: **RECOMMENDED TO BE WITHDRAWN**

14. Mayor's Request
(ID # [25-1164](#))

Requesting approval of a Maintenance Access Easement and Landscape Management and Maintenance Plan for 299 Broadway Property Owner LLC for the future Sewall Park at the 299 Broadway development.

This was discussed with item #25-1163.

RESULT: **RECOMMENDED TO BE WITHDRAWN**

Referenced Documents:

- Finance - 2025-07-08 City of Somerville and Somerville Y - Bike Giveaway Program (with 25-1086)
- Finance - 2025-07-08 Civic Space Maintenance Agreement Sewall Park City Council Final 7.7.25 (with 25-1164)
- Finance - 2025-07-08 REDLINE Civic Space Maintenance Agreement Sewall Park City Council Final 7.7.25 (with 25-1164)