



Medford City Council
Medford, Massachusetts

The Twenty-Second Regular Meeting, December 2, 2025

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting took place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom

Link: <https://us06web.zoom.us/j/88557283417?pwd=Gpu0kitWMovdb28DlzbK0aDTGT0FJO.1>

Call-in Number: +19292056099,,88557283417#,,,*311607#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email REliseo@medford-ma.gov.

CALL TO ORDER

President Isaac "Zac" Bears called the meeting to order at 7:10 P.M. on December 2, 2025 in the City Council Chamber on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom.

ROLL CALL

Present: Councillor Callahan; Vice President Collins; Councillor Lazzaro; Councillor Leming; Councillor Scarpelli; Councillor Tseng; President Bears. Inside the Rail: Assistant City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records:

The Records of the Meeting of November 18, 2025 were passed to Councilor Callahan
Councilor Callahan motioned to Approve (seconded by Councilor Scarpelli) – Approved
on a voice vote of Seven in favor, Zero opposed.

Reports of Committees:

25-178 - Offered by Isaac Bears, Council President

25-178
COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY, November 18, 2025 @ 6:00 P.M.

Attendees: Council President Isaac “Zac” Bears; Council Vice President Kit Collins; Councilor Anna Callhan; Councilor Emily Lazzaro; Councilor Matt Leming; Councilor George Scarpelli; Councilor Justin Tseng; Assistant City Clerk Rich Eliseo; other participants as noted in the body of this report.

President Bears called the meeting to order at 6:07 p.m. on November 18, 2025, in the Medford City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was a Presentation on Medford Square/City Hall Parking Lots Development Project (Paper 25-178).

President Bears thanked participants for attending and opened the meeting at 6:07pm.

25-178 - Submitted by Office of Planning, Development, and Sustainability

Presentation can be found at:

<https://medfordma.portal.civicclerk.com/event/418/files/attachment/1511>

Addressing the Council:

Alicia Hunt Director or Planning, Development and Sustainability
Peter Spellios Transom Real estate

Director Hunt started by saying that as all the members are aware and most of the public that many years ago there were studies of Medford Square. A few years ago, we hired a consultant to draft an RFP in regard to the redevelopment of the parking lots, with the goal of developing housing and additional commercial business in Medford square. We have been in front of you

before with a committee that reviewed the responses from the RFP and named a few individuals who were on the Committee at the time. She informed the council that we will need the body to vote to release the property not for sale but for a 99-year lease to Transom real estate. We are here to bring the Council up to speed with the process and the proposal. Director Hunt turned it over to Mr. Spellios to present his proposal Included above. President Bears stated that before we recognize Peter Spellios, I just want to say thank you to Director Hunt and to let everyone know the Mayor and I were non-voting members on the committee and my question is are we sure how many approvals this is going to need, the surplus property vote, the vote on the lease and will there be a zoning consideration? Director Hunt stated that under the current zoning this proposal would need a lot of variances, it is the City's intention that we have been discussing rezoning in general and that there is a general agreement that we need it in Medford square and that is our hope that when we do this, I'm hoping by this winter would allow these building to be done by right and if not, they would be allowed to be done with minor variances through the zoning board of appeals. I am still waiting for legal counsel to find out if City Council needs to approve the 99-year lease and the third one would be the surplus vote. President bears recognized Councilor Leming.

Councilor Leming stated we currently have a proposal for rezoning Medford square that is attached to West Medford square sitting in the community development board. So hypothetically could the City Council have the authority to hold a joint public hearing with the CDB to sever the West Medford square with the Medford Square proposal and potentially refer it back to council to speed up the process? Director Hunt said that the Community Development Board and the City Council could choose to hold a joint public hearing, and the City Council could vote to sever the two and vote one through and keep the other on the table. We are also working with legal to see what the best and cleanest process is moving forward, whether that is to withdraw some and resubmit fresh later. Councilor Leming asked that during a joint public hearing, does the City Council have the authority to vote as a body to sever that and then consider them during that same public hearing. Director Hunt stated the CDB would make a recommendation to refer back to the Council, with here are our recommendations to sever and the City Council would then take the vote in City Council meeting.

President Bears recognized Peter Spellios from Transon Real Estate. Mr. Spellios thanked everyone for the opportunity and presented his proposal included above for review. President Bears thanked Mr. Spellios and asked if any members of the Council had any questions.

President Bears recognized councilor Tseng. Councilor Tseng thanked Mr. Spellios and said that we have talked before about how the legalities would work with the parking lot and how we could operate that and keep the land under city ownership. I'm curious as to whether there are any other legal details we would need to sort out to take a vote on before this project takes effect. Mr. Spellios responded by stating it is going to be a 99- year ground lease, the way in which it is currently contemplated. Now that can change and can evolve. We will be the owners of the parking garage, but the city will have rights under its lease agreements which will extend and control as the landlord. In Medford there won't be just permits and approvals but there will be a living lease document that will be in place for decades. This will ensure that the things the city and its resident care about are codified in writing and legally binding. Councilor Tseng asked, has transom reached out to the building trades unions with regard to exploring a project labor agreement. Mr. Spellios stated that we have not in regard to this project as of yet, but they would have every opportunity to be bidding and be part of the project. Councilor Tseng then asked what the criteria is you look for and what are the main factors looked at. Mr. Spellios responded that the two main factors are quality and price. Councilor Tseng thanked Mr. Spellios for his explanation. President Bears recognized Councilor Callhan.

Councilor Callhan stated it is really great for us to see this project, having a grocery right in downtown Medford square is great to hear and the thoughtfulness of continuing to have ground level parking right across from the senior center. I love the idea we are going to work with a partner beyond walls that will be able to incorporate our community in the artwork there. I have talked with so many seniors who have lived here most of their lives and want to downsize but also don't want to leave Medford. I think it is wonderful we are looking at

creating a ton of housing that is the right size for our seniors to downsize into. I do want to ask, are they all going to be apartments or are there any condos. Mr. Spellios responded saying that we are anticipating all of these to be Apartments and not condos. President Bears recognized Councilor Scarpelli. Councilor Scarpelli said I apologize for being late, but my question would be moving forward with this project, I know it sounds like we are building a garage just down the street from the senior center but its just not across the street. I think that there is some serious fear that our seniors who attend our senior center, that even down the road is a little too far. I know we are looking at creative ways to support our seniors, and we have looked into shuttle services, which I think is important we look at as an option in the future. Our seniors are floored that most of the parking directly across the street is being taken away, I think we need to do a better job at educating our community, so it takes the negative discussion and banter out of it which turns into the divide.

President Bears recognized Councilor Leming. Councilor Leming stated he definitely agrees with the need for better communication, especially with the seniors who don't use the internet and provide it word to mouth. When I spoke with Mr. Spellios, he stated that they do have plans to go into the senior center and hold information session about this project and to answer their questions. I do know that Councilor Lazzaro, Callhan and myself over the past year plus we have gone over to the senior center and have had this exact conversation with many of the residents there. We have communicated with them that their parking will not be lost with this development, this contains underground parking. So, I think it would help to have the actual folks involved in this project (i.e. the Developer) going there and talking with them directly. To my colleagues point about transportation, I have spoken to the mayor, and I have been harping about it in our planning committees for a while now which is getting a transportation management program within the city, which is a part of our zoning plan.

President Bears recognized Councilor Lazzaro. Councilor Lazzaro stated I appreciate the presentation and would also reiterate what Councilor Leming eluded to which is that members of this council and members of the Resident Services and Public Engagement Committee meet regularly at the senior center to talk about all kinds of issues that come up and of our interest of the people who go to the senior center with regularity. I believe this RFP was chosen in particular because there is a parking garage included. It is not directly next to, underneath, or on top of the senior center but it's a parking garage and if there is a compromise to be made this is a good one. I think that with continued public engagement and conversation is a good move by the administration and the City Councilors and I think we could absolutely invite peter and members of his team.

President Bears thanked Peter and asked if he could let us know when some of those informational meetings and engagements are happening and if you could forward them to me and I will send them to the clerk's office to share with members of the council so they can be a part of those as well. President Bears recognized Director Hunt.

Director Hunt stated that she wanted to share one final comment. As many of you know we have worked with Mass development on this project all along. They have provided various support, starting with DIF, who you might remember in Medford square. They provided us with a consultant to write the RFP for this process. I reached out to them for some real estate support and some additional consulting support, that would include some project management and help place info on the website and figure out which information to be shared at which time. I met with R & D consultants along with Mass Development today and I do think we will be able to bring them on very quickly and that there would be funding through this project to help pay for consulting and legal fees.

President Bears opened Public Participation 7:08pm

Addressing the Council:
Andrew Castignetti Cushing St

President Bears Closed Public participation 7:11pm

Councilor Callhan Motioned to adjourn (seconded by Councilor Lazzaro) – Approved on a roll call vote of Seven in favor, Zero opposed.

Meeting Adjourned at 7:15 pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk

25-179 and 24-461 - Offered by Emily Lazzaro, City Councilor

PUBLIC HEALTH and COMMUNITY SAFETY COMMITTEE
MEETING REPORT
WEDNESDAY NOVEMBER 19, 2025 @ 6:00pm

Attendees: Councilor Lazzaro, Committee Chair; Councilor Tseng Vice Chair; Councilor Callahan (zoom); Councilor Collins (zoom); Councilor Leming; Assistant City Clerk Richard Eliseo Jr; other participants as noted in the body of this report.

Chair Lazzaro called the meeting to order at 6:08p.m. on November 19, 2025 in the City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was to discuss the report from the Medford Police Department on updates to ICE activity within the city (Paper 25-179). 25-179

25-179 Submitted by Medford Police Department

Review of MPD Report - City of Medford Ordinances Section 50-105, Welcoming City Ordinance

Response to City CR



MEDFORD POLICE DEPARTMENT

100 Main Street
Medford, Massachusetts 02155-4510
—
Emergency - 911
Business (781) 391-6404



FAX: (781) 219-3709

Background

Enforcement of the nation's civil immigration laws is the primary responsibility of the federal government. Accordingly, the Medford Police Department cannot be compelled by the federal government to carry out civil immigration related investigations in the City and any interaction with ICE must comply with state and local legal requirements, including the Supreme Judicial Court's decision in *Lunn v. Commonwealth*, 477 Mass. 517 (2017). Additional overview for background relative to local law enforcement's role in civil immigration enforcement and the Supreme Judicial Court's decision in *Lunn v. Commonwealth*, 477 Mass. 517 (2017), is available from Attorney General Campbell's Office, here: <https://www.mass.gov/doc/ago-ice-guidance-05292025/download>.

For additional background on this topic, please be advised that the Medford Police Department's Police Policy and Procedure 2018-01 also sets forth the following requirements:

Any person who is arrested by this department shall be booked in accordance with preexisting policy. If in the course of the standard processing procedures, ICE files an immigration detainer with the Medford

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Police Department, the arrestee shall be made aware of the detainer and provided a copy. (which is the original fax sent to Medford Police) The arrestee shall also be made aware that this department will not hold them in custody on the ICE detainer if they post bail or are released on their own recognizance.

In response to the reporting requirements established by Section 50-105, Chapter 50 Article IV – Welcoming City Ordinance of the City of Medford MA, the Medford Police Department provides the within information in response to the inquiries below based on information available to me in my capacity as Chief of Police, Provisional, since June 12, 2025.

- a. The total number of ICE detainees, administrative warrants, and other requests for information or assistance from the federal immigration agency;

The Medford Police Department has received some ICE detainees, but we do not know exactly how many we received. The Police Department does not and has no way to track that information based on its available database used for local law enforcement investigations. The Police Department does not maintain a list of such immigration information relative to federal immigration enforcement conducted by the federal government. There are many other civil documents that are also sent to the Police Department and in my experience, the Police Department does not track such information relative to its local law enforcement role and responsibilities. Those documents go directly to the arrestee, if applicable.

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MEDFORD POLICE DEPARTMENT

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Paul F. Covino
Chief of Police

As Provisional Chief of Police, to my knowledge, we have not received any **administrative immigration warrants**. The criminal warrants Medford Police normally arrest for are stored and tracked in the MA Warrant Management System. If the Police Department received a warrant from the federal government, it would be signed and sent to court with the arrest paperwork. The booking of that individual would reflect that the arrest was a warrant arrest. The Police Department does not track such information as part of its local law enforcement responsibilities. Based on the information I have reviewed, to date, in my capacity as Chief of Police, to my knowledge, the Medford Police Department has not received and/or arrested anyone on a federal administrative/civil immigration warrant in the past six (6) months.

In July, the Medford Police Department responded to a public safety call on Rt. 16 w. near Locust Street, involving an ICE agent. The ICE agent called for emergency assistance due to public safety concerns. During the response to 911 calls, MA State Police and other ICE agents arrived on scene to assist that agent prior to the arrival of the Medford Police Department. Since the incident had ended and there was no threat of imminent harm to anybody, the Medford police officers were able to clear from that scene with no further involvement. ICE has not otherwise requested information or assistance from the Medford Police Department that I am aware of as Chief of Police.

- b. An account for which each instance in which information was given to a federal immigration agency, with the names of individuals redacted

To my knowledge, there has been no instance in which information was given by the Medford Police to a federal immigration agency that is not expressly authorized by the Ordinance.

- c. Names and descriptions of all task forces in which the Medford Police Department Participated in which a federal immigration agency also participated

The Medford Police Department does not currently participate in a task force that a federal immigration agency also participates in.

Paul F. Covino

A handwritten signature in blue ink that reads "Paul F. Covino".

Chief of Police / Provisional
pcovino@medfordpolice.com

Chair Lazzaro opened the meeting by reading through the report. Chair Lazzaro stated that she has done a bit of research as to what an ICE detainer is and would like to help people understand what that means. Chair Lazzaro explained that an ICE detainer is a form that is sent by Immigration to local police departments which states for them to hold your detainee until we arrive. Chair Lazzaro stated that the police department does not keep the form, the form is given to the individual that was arrested and if the police department makes a copy of that form, then the form and the record of the individual now become a public record. Chair Lazzaro stated that it may not be in the best interest of our residents to have these records become public records but that a tally of the number of ICE detainees may be more in line with what we are looking to do. Chair Lazzaro stated that the intention of the Welcoming City Ordinance is for the council to be the public facing body for the residents when concerns arise. Chair Lazzaro stated that there has been an increase in ICE arrests in Medford and it has been very public, we hear from our residents that they are concerned about that. Since all our meetings must be public, if there is sensitive information about a resident that may be arrested or their records may become part of the public domain, it may not be in their interest for us to talk about it in City Council. Chair Lazzaro stated that what she wants to happen as city councilors is for us to talk about what we know but not share personal information about other residents and things that may be happening to them. There are things that can be done to protect our residents through other avenues, and those things are happening. I wanted to state all of this at the beginning of the meeting, so as we discuss what this report should look like we keep that in the back of our minds and not get confused about what the role of our public-facing bodies are as we try to take care of each other. Chair Lazzaro explained that the report was written by interim Chief Covino while Chief Buckley was out on leave. Chair Lazzaro invited Chief Buckley up to speak to the report and the process.

Addressing the Committee:

Jack Buckley Chief of Police Medford

Chief Buckley stated that he is here to answer questions mostly but that he knows the report was filed and that he finds the report to be accurate. He also states that during his absence there may have been changes made to the city ordinance which Chair Lazzaro filled him in on the other day, which is ok and we can talk about that as well this evening if you would like. Chief Buckley stated that we understand what is going on with Homeland Security and with ICE not just in our city but across the country, but we are doing our part not just as per ordinance but per our policy to follow Massachusetts general law and I think we have done our job to follow all of those. Chair Lazzaro asked the chief in the report it states that we did not track the detainees and there were no administrative warrants received. Also, there was a public safety call on Rte. 16 west involving an ICE agent but that when the police department arrived there was no longer anybody there and that they left. There has been no information given to a federal immigration agency and that there are no task forces that the Medford police department has participated in or that federal immigration has participated in. Chair Lazzaro recognized Councilor Leming.

Councilor Leming said that he was glad to have him back and serving the people of Medford again and to wish him the best in his good health. There was one part of the report that I did ask acting Chief Covino about, but I do think it would be good to have some of the answers discussed more publicly. The part I asked about was "the Medford police Department has received some ICE detainees, but we do not know exactly how many we received, also that the police department has no way to track that information based on its available database used for local law enforcement investigations". He stated that he had previously asked about specific arrest cases in relation to a couple of high profile that the Department of Homeland security said that Medford had made and I tried to ask the police department through a public records request but it was a very strange process because I had to know the exact date otherwise I couldn't get too much of an answer on the cases. Chair Leming asked if the Chief be able to talk just a little bit about software that is used and why it is difficult to track these types of things? Chief Buckley stated that the software is fine, it is associated with their arrest that is docketed, the bookings and the police report that is created. We can track multiple years it doesn't go away we have all that information. What we don't have is if you said to me, I'm going to use

your example: Ice says they have a high-profile arrest in Medford and they don't give a name or data, we can't go in track who was arrested and that ICE placed a detainer on them. Basically, what I mean is when you arrest Jack Buckley there is a whole profile an arrest docket, we are no indicating on that arrest or that booking with

ICE detainer. So, we cannot go in and track based on ICE detainees, what I think you're referring to is if we made an arrest and that person is in custody and ICE files a detainer. We cannot track or record what ICE does on their own (we can't track that). Chief Buckley explained that the Detainer is given to the individual, a copy is placed in personal belongings and if they are placed under arrest it is placed in their arrest folder. We do not mark in a computer system that they have been detained by ICE or arrested by ICE, I could have the company do that, but the question is do you actually want that? We must abide by a booking process that is governed by state and federal law, and we also have a city ordinance that wants us to collect certain data, but we also don't want to expose that data or mark somebody for that. As an example, do you want me to mark someone for their gang activity or immigration status (we don't do that), but if you put it in the ordinance and you require me to do it I can, but I just don't think it is in the best interest of the city or the individuals. So, it is not a technology issue, we just don't want to mark them in that sense. Chair Lazzaro interjected and spoke about other conversations that they have had in other contexts about not discriminating against residents based on immigration status and a great way to do that is to not know their immigration status and we frequently don't. The police department not knowing someone's immigration status is part of that, and I think we need to agree on what is the goal of the ordinance in documenting the ICE arrests. Chair Lazzaro recognized Councilor Leming.

Councilor Leming stated that the question that is on my mind is, even if it's not reported or recorded on a computer, is it feasible for the police department to keep a tally just for the sake of these reports. Chief Buckley stated it is feasible, but the question is would you want it to be a tally on a chart like 1 ICE detainer, 2 ICE detainees or creating a document or clipboard which creates a public record at that point. Councilor Leming stated yes, a chart record would be fine with me. As one City Councilor I would appreciate those records because it creates more trust in the process and the Medford police department. What I think scares people about this is the lack of any sort of info is one data point that can be useful to residents to keep and pay attention to. Chief Buckley stated a chalk board type of record as opposed to paper file record is what we are talking about? Chair Leming said he would be fine with just the number. Chief Buckley said I would like to add one more thing if I could. Every time there is homeland security operation they can act independently and take someone into custody in the city, we do not get a detainer or an administrative warrant. On the other side of that, every time an individual is placed under arrest, and we get a detainer, doesn't necessarily mean they are taken into custody by Homeland Security or ICE. I am not saying it is random sometimes they are taken into custody sometimes they are not, I am just trying to make it clear that a detainer doesn't mean the individual is placed into custody and there may be other individuals placed into custody where we don't get a detainer. Chair Lazzaro stated that in a sense the detainees are sort of a direct line to an arrest or not arrest, they are something like a weather forecast (it was forecast to rain the last 15 of 30 days) but did it rain we are not sure. It is an indication of something and it's something you as the Medford Police department would have as opposed to not having it. So, you wouldn't have the number of ICE arrests because you're not participating in them. Chief Buckley responded with Correct, that it is also possible that we place someone under arrest and no detainer is filed and when they are subsequently released or post bail, Ice arrests them outside of the police station which we can't track. There are so many different variables that we can't track the actuals. Chair Lazzaro recognized Vice President Collins.

Vice President Collins said Chief welcome back and this is a Rought and activating topic more so for the families that are affected by this, and I know we are all thinking that and have to use critical language for these issues. We know that either by fact or common sense that in a lot of cases what ICE and DHS are doing in Medford is discriminatory and prejudicial. I know the community is unified in wanting to see the best collaboration between our City Leaders and Public safety to make sure we are doing everything we possibly can to protect our public safety in light of this unprecedeted vulnerability and threat. We all know that the purpose of this is to be able to work better together to inform the public and foster better trust. I believe that an

anonymized tally would be helpful to us and would provide the kind of information to the public and City leadership as to what the trend lines are here. Chair Lazzaro thanked Vice president Collins, and I agree that is sort of a conundrum about information vs no information, it reminds me of our CCOPS ordinance where the body worn cameras are such an assets to the police department because it increases accountability but when you bring in all this information about residents, how do you balance the need for privacy and consent with increasing the accountability. So, I think you have a great point about wanting to keep people's private info private but share what can be shared with the public. In July, I meant to send this to you Chief and I am sorry, but I believe we passed an amendment to the Welcoming City ordinance requesting more frequent reporting. I just wanted to follow up and see if we can get more frequent reporting instead of every 6 months. Chair Lazzaro recognized Councilor Leming.

Councilor Leming stated that he believes the paper was 25-088 requesting weekly written reports from the Police Department in regard to ICE activity. It was voted on by the council to go from monthly to Weekly. I don't think we have to do a PDF document weekly but that an email in regard to the number weekly to the Council would be sufficient. Chief Buckley stated it's feasible, but I do want everyone to understand that the number of detainees will not tell you the exact number of arrests there are a lot of variables. Councilor Leming agrees but that it is one benchmark we have to be able to track and report, to create that trust and transparency. Chief Buckley said he agrees but it also creates more public record requests and that these things should be talked about all at once because there are people on both sides of the political argument who are going to want this done. Chair Lazzaro thanked the Chief for being here and taking the time to go through everything. Chair Lazzaro opened public comment.

Addressing the Committee:

Paulette Vartabidi Central Ave
Miccah Kessleman 499 Main St
Patti Thibou Ashcroft Rd
Ellen Epstein 15 Grove St
Anna Meyer 6 Douglas Rd

Paulette Vartabidi asked if Chief could explain what a detainer is and if ICE picked someone up does that person have to tell them their name? Chair Lazzaro recognized Chief Buckley for a brief explanation if possible. Chief Buckley stated that he would give it a shot, because sometimes it's hard to fully comprehend how the federal government and federal law enforcement works. So, a detainer is nothing more than a piece of paper that states you have this individual in custody and we would like you to hold them till we arrive, it's civil order. The commonwealth of Massachusetts court has already ruled that we do not have to abide by that because the individual has to be let go if they are subject to bail or free to go. Its correspondence from a federal agency to a city agency for the individual in custody. Councilor Leming pointed out that on Councilor Callhan desk there are red cards that explain the individual's rights and that many residents when approached, panic and don't know how to react. Patti Thibou asked if there was any way to track or any place to call to report the ICE arrests that happen in a parking lot or in front of a Building. Chair Lazzaro responded by saying we have to remember that there are roles for different members of different bodies, as the City Council we are public facing and can serve in certain capacities, The MPD can serve in certain capacities, there are certain mutual aid organizations that are a great way to work together and help when you see something happening. Chair Lazzaro recognized Ellen Epstein who asked what the detainer meant. Chief Buckley explained that when we arrest someone under ma law, we finger print them and that info is sent across the country in a database, when we get an ICE detainer it does state to hold the individual (but we here under ma law we do not have that authority) it doesn't mean the person will be arrested by ICE because they might not show up. If they do show up, they wait outside and wait for the individual to come out, on the flip side they may not send a detainer and still show up to arrest someone. Chair recognized Anna Meyer who stated thank you to the Council and Chief for talking about this today and that there is a hotline called LUCE and that it is a great place to call and report anything you see happening, their phone number is 617-370-5023 and they have website at LUCEMASS.org.

Vice President Collins Motioned to keep paper in Committee (seconded by Councilor Leming) – Approved on a roll call vote of Five in favor and, Zero opposed.

Councilor Leming made the Motion to Adjourn (seconded by Councilor Tseng) – Approved on a roll call vote of Five in favor, Zero opposed.

Chair Lazzaro adjourned the meeting at 7:25 pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk

Councilor Lazzaro motioned to approve both reports (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in favor, Zero opposed.

HEARINGS

25-160 Submitted by Office of Planning, Development, and Sustainability

HEARING NOTICE
25-160
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF MEDFORD

The Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom on Tuesday, November 12, 2025, at 7:00pm. A link to this hearing will be posted no later than Friday November 7th, 2025.

The Purpose of the hearing is to hear The Medford Community Development Board on the following item: proposed amendment to the City of Medford Zoning Map, specifically to amend the Salem Street Neighborhood Corridor District to rezone the parcels currently zoned MX-2 within the Salem Street and Park Street node to MX-1 as shown on the map entitled, "Salem Street Corridor Zoning" dated March 3, 2025.

Project materials can be viewed in the Office of Planning, Development, & Sustainability, Room 308, or on the City's website at <https://www.medfordma.org/boards-commissions/communitydevelopment-board> and clicking on 'Current CD Board Filings.'

Call 781-393-2501 for any aids/accommodations. T.D.D. 781-393-2516. The City of Medford is an EEO/AE/504 Employer. For additional information, contact the Office of the City Clerk at 781-393-2425.

By Order of the Medford City Council

S/Richard Eliseo, Assistant City Clerk



City of Medford

Office of Planning, Development and Sustainability

Contact:
City Hall - Room 308
85 George P. Hassett Drive
Medford, Massachusetts 02155

(781)393-2480
Fax: (781)393-2342
ocd@medford-ma.gov

To: City Council President Zac Bears and Honorable Members of the City Council
From: Danielle Evans, Senior Planner, Office of Planning, Development, and Sustainability on behalf of the City of Medford Community Development Board
Date: September 25, 2025
RE: Proposed Amendment to the Salem Street Neighborhood Corridor District

The City of Medford Community Development Board ("CDB") held a public meeting on September 17, 2025 to consider a request from Mayor Lungo-Koehn to initiate a zoning amendment to the Salem Street Neighborhood Corridor District in accordance with the provisions of M.G.L. c.40A, s. 5. The proposed amendment, as described in the attached memorandum from Mayor Lungo-Koehn to the CDB dated September 15, 2025, would amend the zoning map to change the designation from MX-2 to MX-1 for the parcels within the Salem Street and Park Street node as shown on the map entitled, "Salem Street Corridor Zoning" dated March 3, 2025.

Board members present at the meeting were Acting Chair Adam Behrens, Member John Anderson, Member Sean Beagan, Member Doug Carr, and Member Dina Colagerro. Chief of Staff, Nina Nazarian appeared before the Board and presented the request. After consideration of the request, the CDB voted unanimously 5-0 to submit the zoning amendment to City Council as presented.





MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

September 15, 2025

Via Electronic Delivery

Community Development Board
Medford City Hall, Room 308
Medford, MA 02155

Re: Salem Street Corridor Zoning Amendment

Dear CD Board Members:

As you know, on March 5, 2025, the Community Development (CD) Board voted to recommend the addition of the Salem Street Corridor District to the City's Zoning Ordinance, along with related amendments (e.g., amendments to the Table of Use Regulations, Dimensional Requirements, etc.) for the City Council's consideration.

One of the CD Board's recommendations was to designate the Salem Street/Park Street node as Mixed-Use 1 (MX-1). However, the City Council did not accept that recommendation and instead designated that node as Mixed-Use 2 (MX-2). Given the significant height differences between MX-1 and MX-2, and in light of concerns I have heard from the community, I continue to support the CD Board's original recommendation.

In accordance with M.G.L. c. 40A, § 5, a Zoning Ordinance/Map Amendment may be initiated "...by a planning board...". Therefore, I respectfully request that the CD Board formally initiate the attached amendment to the Zoning Ordinance and Zoning Map and support a request for the City Council to reconsider the designation.

Respectfully yours,


Breanna Lungo-Koehn

Mayor

Enclosure

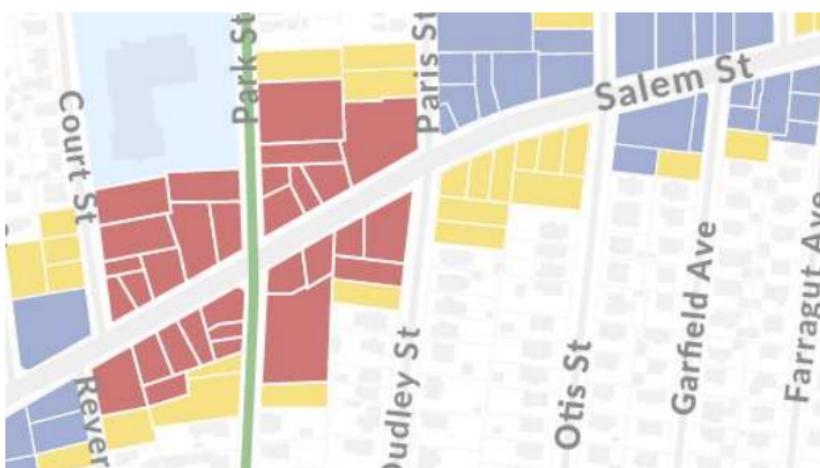
cc: Danielle Evans, Senior Planner
Alicia Hunt, Planning, Development and Sustainability Director
Scott Vandewalle, Building Commissioner



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

Proposed Zoning Ordinance and Map Amendment

That the Medford City Council approve an amendment to the City of Medford Zoning Ordinance and Zoning Map to rezone the land shown on the map below from the Mixed Use-2 Zoning District to the Mixed-Use 1 Zoning District.



Salem Street Corridor

Zoning Legnd

 Mixed-Use 1

 Mixed-Use 2

 Commercial

 Multi-unit Residential

Councilor Leming motioned to Approve B-paper draft of the press release (seconded by Councilor Tseng) – Approved roll call vote of Seven in favor, Zero opposed.

Councilor Leming motioned to Approve Main paper (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

25-181 Offered by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

November 25, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Affordable Housing Trust Action Plan and Guidelines, 2025-2030

Dear President Bears and Members of the City Council:

The Medford Affordable Housing Trust Fund (AHTF) Board has prepared the enclosed Affordable Housing Trust Action Plan and Guidelines for years 2025-2030. I respectfully request and recommend that Council permit a presentation be made to your Honorable Body on the plan and guidelines.

Medford AHTF Board Chair Lisa Davidson and Trustee Roberta Cameron will be present to present the plan and guidelines.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor

Enclosure

Medford
Affordable Housing
Trust Action Plan

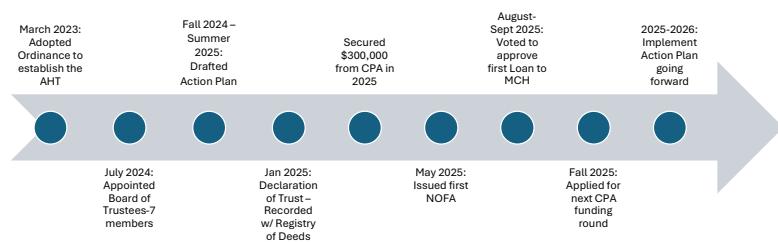
12/2/2025



Board of Trustees

1. Mayor Breanna Lungo-Koehn, Trustee/ Mayor
2. Lisa Anne Davidson, Chair
3. Penelope Taylor, Vice Chair
4. Kayla Lessin, Treasurer
5. Roberta Cameron, Trustee/ Medford CPC Chair
6. Kerri Weaver, Trustee
7. Teda DeRosa, Trustee

Timeline of Accomplishments in MAHT's First Year



MAHT 5 Year Plan Process

- September – December 2024: evaluated market data and policy context
- December – January 2025: conducted focus groups with affordable housing stakeholders
- February – March: gathered public input through community meeting and survey
- April – June: AHTF Board drafted Action Plan
- July: Public review of Draft Plan through community meeting
- August – October: Finalize Action Plan

Analysis and Context

Data Highlights

Who lives in Medford?

Population Change
2010 - 2020



- Over 4,000 more young adults between 2010-2020
- More nonfamily households (i.e., roommates)
- More people of color, immigrants



- Smaller proportion of people with disabilities

Who is struggling with housing costs in Medford?

- Around 5,500 households are below 50% AMI, of whom 2/3 are housing cost-burdened.
- 33% of all homeowners are over age 65.
- Median income for seniors is \$44,000.
- Seniors experiencing highest rate of cost burden.
- Median household income for renters is rising rapidly, reflecting what it requires to move into Medford today.

Subsidized Housing Inventory (SHI)

- **851** public housing units (Medford Housing Authority)
- **700** project-based Section 8 housing
- **289** 40B developments (not yet constructed)
- **170** units in mixed income developments
- **30** units owned/managed by affordable housing organizations
- **49** units administered by DDS/DMH

Total of 2,089 units, or **8.12%**

Not counted in Subsidized Housing Inventory
~987 Mobile Housing Vouchers administered by Medford Housing Authority

Housing Strategies and Initiatives

Recommended in 2021 Housing Production Plan and 2023 Comprehensive Plan

Amend zoning	<ul style="list-style-type: none">• Wellington Station, Corridors and Neighborhood Zoning, Affordable infill zoning
Build on City -owned lots	<ul style="list-style-type: none">• Small lots, Medford Square, Wellington air rights
Facilitate housing development	<ul style="list-style-type: none">• Partnerships with nonprofits• Medford Housing Authority redevelopment
Support households	<ul style="list-style-type: none">• Housing rehab, downpayment assistance, rental assistance programs• Recruit/assist landlords renting to voucher holders and low-income tenants
Advocate for affordable housing	<ul style="list-style-type: none">• Fair housing, tenants' rights and displacement prevention• Build community support for affordable housing• Identify additional sources of revenue for MAHT

Purple = Potential MAHT Initiatives

Action Plan

Mission Statement

To create and preserve community housing, including affordable homeownership and rental opportunities and other forms of housing assistance for low and moderate income residents in Medford.

Affordable Housing Trust Fund Goal

- Promote a welcoming, diverse, intergenerational, and inclusive city with a mix of housing choices that offer diverse options to residents with varying needs and preferences.
- Use financial and property resources to address local housing needs and meet production goals established in the housing production plan, and to preserve the affordability of existing affordable homes.
- Foster safe, well-designed, accessible and sustainable housing. Integrate affordable and diverse housing options throughout the city.
- Expand local capacity to implement housing initiatives by building partnerships with mission-driven organizations and developers seeking to build affordable housing.
- Increase communication about housing resources across the community.

Priority Actions

- Build affordable housing in partnership with mission-driven organizations and developers seeking to build affordable housing as well as Medford Housing Authority.
- Preserve and convert existing housing to long-term affordability.
- Support existing homeowners and first-time homebuyers.
- Fund housing stability programs.
- Prioritize funding for units affordable to households with lower incomes.

Priority Actions cont.

- Build a relationship with the Community Preservation Committee.
- Advocate for affordable housing development and policies that maximize the resources available to meet the city's housing needs.
 - Explore and act upon funding opportunities for the Trust
 - Work with developers to build support and navigate approval process
 - Work with partner organizations to establish programs that meet local needs
 - Support initiatives to expand tenant protections and stabilize existing tenancies
 - Provide guidance on affordable housing projects funded through CPA program

MAHT's Commitment to Working with Nonprofit Partners

Working together to create more affordable housing.



Addressing the Council:

Miccah Kessleman 499 Main St
Marie Izzo Pilgrim Rd
Lisa Serio 19 Paul Rd
Robert Carney 50 Hicks Av unit 6

Vice President Collins motioned to Approve (seconded by Councilor Callahan) – Approved on a roll call vote of Seven in favor, Zero opposed.

25-182 Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

November 24, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
City Hall
Medford, MA 02155

Re: Proposed Wage Adjustment for Library Union

I respectfully request and recommend that the City Council approve the following amendments to the Revised Ordinances Chapter 66, Article II.

CITY OF MEDFORD
AMENDMENT TO REVISED ORDINANCES
CHAPTER 66, ARTICLE II

BE IT ORDAINED by the City Council of the City of Medford in Chapter 66 entitled "Personnel," Article II entitled "Reserved" the city's classification and compensation plan, formerly included as Art. II, §§ 66-31—66-40, amend the figures as they presently appear next to the following title by adjusting each to reflect the following percentage wage increases and effective dates:

Library:

- Effective July 1, 2024: increase the base salary of all Library union titles by 3%
- Effective July 1, 2025: increase the base salary of all Library union titles by 2.5%
- Effective July 1, 2026: increase the base salary of all Library union titles by 2.25%
- Effective July 1, 2027: increase the base salary of all Library union titles by 2.25%

Human Resources Lisa Crowley will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

Councilor Scarpelli motioned to waive 3 reading and approve to be ordained (seconded by Councilor Lazzaro) – Approved on a roll call vote of Seven in favor, Zero opposed.

25-183 Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

November 24, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Donation Acceptance

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves under M.G.L. Chapter 44, §53A, a donation in the amount of \$25,000 by TreesMedford to the Department of Public Work's Forestry Division to fund public tree plantings.

Theresa Dupont, Community Preservation Act Manager, and a representative of TreesMedford will be in attendance to address the Council.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Councilor Tseng motioned to Approve (seconded by Vice President Collins) – Approved on a roll call vote of Seven in favor, Zero opposed.

25-184 Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

November 24, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: CPA Appropriation Request – Shiloh Baptist Church ADA Improvements – Additional Contingency

Dear President Bears and City Councilors:

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following recommendation of the Community Preservation Committee:

Requesting the appropriation of \$55,000.00 from the CPA Historic Preservation Reserve to the Shiloh Baptist Church of Medford, to fund their ongoing ADA Improvement project.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letter is attached and incorporated. Community Preservation Act Manager Theresa Dupont will be in attendance to address the Council.

Thank you for your consideration.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosure

Councilor Scarpelli motioned to Approve (seconded by Vice President Collins) – Approved on a roll call vote of Seven in favor, Zero opposed.

President Bears opened public participation 9:18 pm

President Bears closed public participation 9:19 pm

Adjournment:

Councilor Lazzaro motioned to Adjourn (seconded by Vice President Collins) – Approved on a voice vote of Seven in favor, Zero opposed.

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk

