



NOTICE OF PUBLIC MEETING

Pursuant to the Massachusetts Open Meeting Law, M.G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the Cambridge Redevelopment Authority (CRA). This meeting is being held virtually in conformance with the 2025 Act Extending Certain COVID-19 Measures Adopted During the State of Emergency.

Members of the public can participate online or by telephone with the information provided below. Additionally, members of the public may provide comments on proposed agenda items by 10:00 A.M. on the day of the meeting to Planning@cambridgeredevelopment.org.

Regular Board Meeting
Wednesday September 17, 2025 at 5:30 PM
The Pioneer Room at 355 Main Street Cambridge, MA

Participate virtually via Zoom:
<https://us02web.zoom.us/j/86768295777>
Webinar ID: 867 6829 5777 or by phone: (646) 558-8656

MEETING AGENDA

The following is a proposed agenda containing the items the Chair of the CRA reasonably anticipates will be discussed at the meeting. Meeting materials and presentations are to be posted at:

www.cambridgeredevelopment.org/next-meeting/

Call Roll

Public Comment

Executive Session

At approximately 5:45 PM, the Board will enter into an Executive Session to discuss negotiations related to the financing of housing projects.

Draft Motion: To enter into Executive Session to consider terms of the financial transaction supporting housing development at 2400 Massachusetts Avenue.

Regular Session

At approximately 6:45 PM, the Board will return to its regular session to continue the published meeting agenda.

Public Comment

Minutes and Meeting Notes

1. Regular Meeting Minutes: July 18, 2025
2. Design Review Committee Meeting Notes: June 4, 2025, August 6, 2025, and September 3, 2025

Draft Motion: To accept the minutes of the regular meeting of the Board on July 18, 2025, and the Design Review Meeting Notes from June 4, 2025, August 6, 2025, and September 3, 2025

Administration Items (Reports and Communications)

3. Monthly Staff Program Report (Vangel)
4. Monthly Financial Report for the Second Quarter and July 2025 (Laurent)

5. Written Correspondence

- a) August 22, 2025, correspondence received from East Cambridge Open Space Committee regarding Parcel Six Activation Proposal
- b) August 20, 2025, correspondence received from Bjorn Poonen regarding signage lighting
- c) Written communications received since the publication of this meeting notice.

Draft Motion: *To accept the submitted reports and communications for September 2025.*

Procurement and Contracting

6. Auditor Contract (Laurent)

Draft Motion: *Authorizing the Chair and Executive Director to enter into a three-year contract with Berry, Dunn, McNeil & Parker, LLC for an amount not to exceed \$92,600 for the audits of fiscal year 2025, 2026, and 2027.*

Projects and Programs

7. 1175 Cambridge Street Retail Schematic Design (Williams)

Draft Motion: *Approving the Schematic Design for the renovation of the commercial condominium at 1175 Cambridge Street to facilitate the Neighborhood Storefronts Project.*

8. Mortgage Agreement for 2400 Massachusetts Avenue (Hofmann)

Draft Motion: *Authorizing the Director of Finance and Operations to defer interest payments by North Cambridge Partners for the mortgage for 2400 Massachusetts Avenue.*

9. Kendall Square MXD District Signage Review (Smith)

- a) Draft Motion: *Approving the permanent signage proposal for the Vega residential building at 121 Broadway, Parcel Two of the Kendall Square Urban Redevelopment Plan.*
- b) Draft Motion: *Approving new wayfinding signage for the Marriott easement area at 50 Broadway, Parcel Four of the Kendall Square Urban Redevelopment Plan.*
- c) Draft Motion: *Approving the replacement building identification signs for the Marriott at 50 Broadway, Parcel Four of the Kendall Square Urban Redevelopment Plan.*
- d) Draft Motion: *Approving the permanent signage proposal for FabHub Kendall at 325 Main Street, Parcel Four of the Kendall Square Urban Redevelopment Plan.*

10. Just A Start Affordable Housing Solar Loan (Williams)

Draft Motion: *Authorizing the Chair and Executive Director to provide a construction and permanent loan to Just A Start for one million and three hundred thousand dollars (\$1,300,000) to finance the installation of photovoltaic arrays on seventeen affordable housing properties.*

11. Galaxy Park Landscape Modification (Smith)

Draft Motion: *Approving the new landscape design for a portion of Galaxy Park at the intersection of Broadway and Main Street.*

12. 2326 Massachusetts Avenue Housing Request for Proposals (Hofmann)

Adjournment

CRA Board packet of supporting materials posted at: <https://www.cambridgeredevelopment.org/meetings>

Upcoming Meetings:

Design Review Meeting – 5:30 PM on October 1, 2025 (Virtual)

CRA Board Meeting – 5:30 PM on October 22, 2025 (Foundry Shop 6 + Virtual)

The Cambridge Redevelopment Authority is a “local public body” for the purpose of the Open Meeting Law pursuant to M. G.L. c. 30A, § 18. M. G. L. c. 30A, § 20.
