



Medford City Council
Medford, Massachusetts

The Twentieth Regular Meeting, November 12, 2025

City Council

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

This meeting will take 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:

<https://us06web.zoom.us/j/86517788243?pwd=JO5g1pGDgXu0MaVvjOr8GvzxhmUHRW.1>

Call-in Number: +13052241968,,86517788243#,,,,*786135# US

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 7:08 P.M. on November 12, 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 (Zoom); 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

25-174 - Offered by Isaac Bears, Council President

25-174 - Resolution to Congratulate Medford Elections Commission Team and All Candidates in 2025 Municipal Election

Be it Resolved by the Medford City Council that we congratulate the Medford Elections Commission, the team in the Elections Office, and all of our poll wardens and polling location staff members on their exceptional administration of the 2025 municipal election.

Be it Further Resolved that we congratulate all of the candidates who ran for office in the 2025 municipal election.

Councilor Tseng motioned to Approve (Seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in Favor, Zero Opposed

Records:

The Records of the Meeting of October 28, 2025 were passed to Councilor Scarpelli

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

Acknowledgement of Review and Continued Non-disclosure of City Council Executive Session Minutes dated August 19, 2025, under the Open Meeting Law.

Vice president Collins motioned to suspend the rules take **25-172 & 25-173** out of order (seconded by Councilor Scarpelli) – Approved on a roll call vote of Seven in favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

25-172 - Submitted by Mayor Breanna Lungo-Koehn

October 21, 2025

Via Electronic Delivery

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

Re: Medford Housing Authority Appointment

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body, in accordance with M.G.L. c. 121B §5, confirm the appointment of the following individual effective immediately for a term through June 30, 2029, as a “member” as cited in the referenced statute:

- *Larry Nargi, 40 Andrews Street, MA 02155*

To the Medford Housing Authority for a term to expire on June 30, 2029.

A copy of the appointment letter is attached.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor

Councilor Scarpelli motioned to Table (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in Favor, Zero Opposed

Councilor Scarpelli motioned to take off the Table and Approve (Seconded by Councilor Tseng)- Approved on a roll call vote of Seven in Favor, Zero Opposed.

25-173 - Submitted by Mayor Breanna Lungo-Koehn

October 21, 2025

Via Electronic Delivery

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

Re: Medford Housing Authority Appointment

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body, in accordance with M.G.L. c. 121B §5, confirm the appointment of the following individual effective immediately for a term through September 30, 2029, as a “member” as cited in the referenced statute:

- *Lossa Julie Childs, 39 Green Leaf Ave., MA 02155*

To the Medford Housing Authority for a term to expire on September 30, 2029.

A copy of the appointment letter is attached.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor

Councilor Scarpelli motioned to Approve (Seconded by Councilor Lazzaro) – Approved on a roll call 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/AA/504 Employer. For additional information, contact the Office of the City Clerk at 781-393-2425.

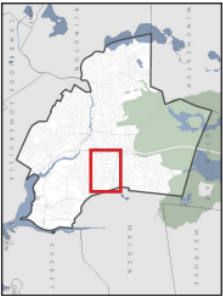
By Order of the Medford City Council
S/Richard Eliseo, Assistant City Clerk

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 LungoKoehn 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.

cc: Breanna Lungo-Koehn, Mayor
Nina Nazarian, Chief of Staff
Alicia Hunt, Director of Planning, Development, and Sustainability
Andrew Dowd,
Acting City Clerk Richard Eliseo, Assistant City Clerk

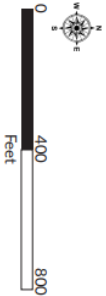


Salem St Corridor

Zoning

LEGEND

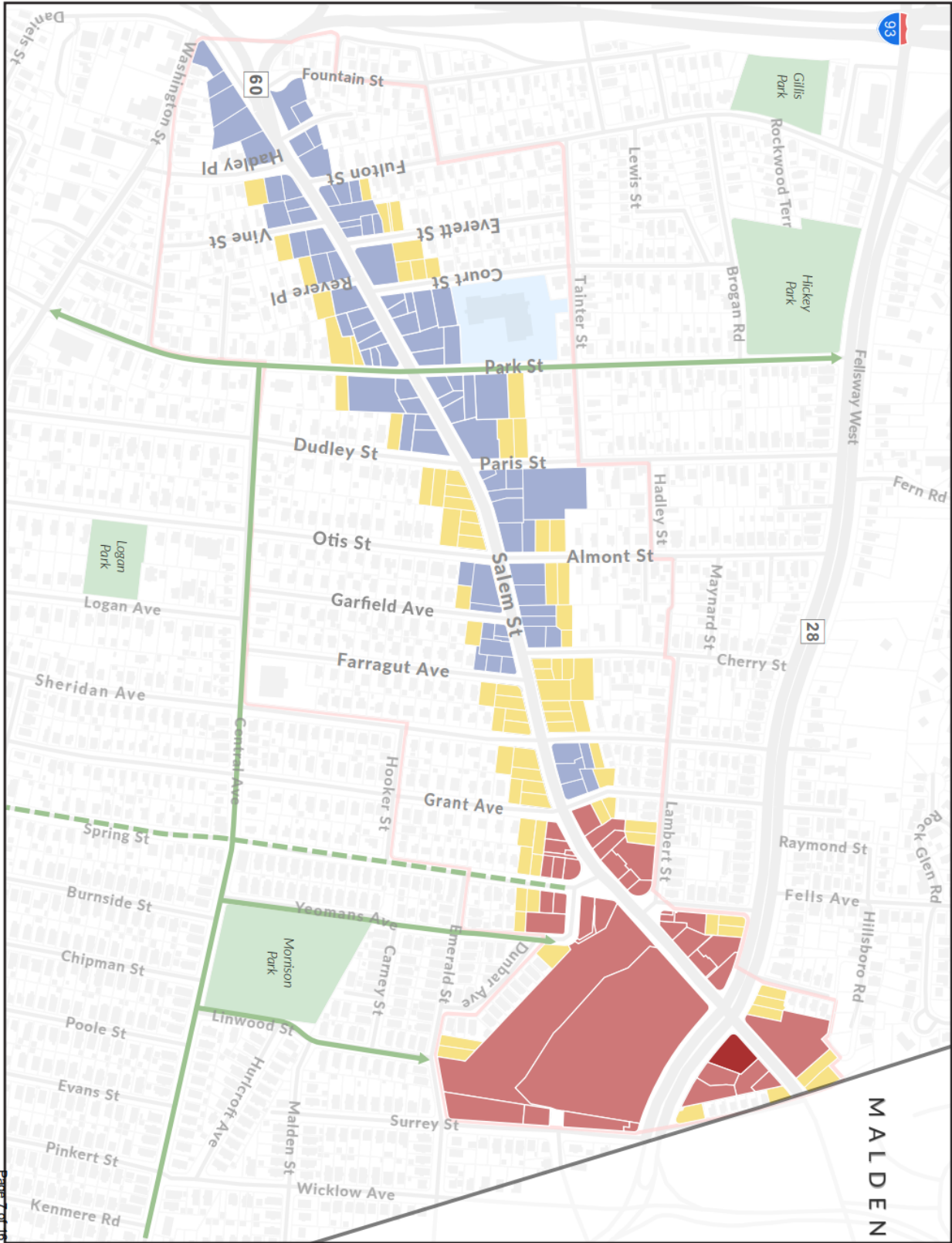
- Mixed-Use 1
- Mixed-Use 2
- Commercial
- MR



Date: 03/03/2025

This map was produced in March 2025 by Immes Associates for the City of Malden using data from Mapbox. "Standard Geographic Information Map" is a registered trademark of Mapbox. "Immes Associates Ltd." is a registered trademark of Immes Associates Ltd.

Immes Associates Ltd.



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

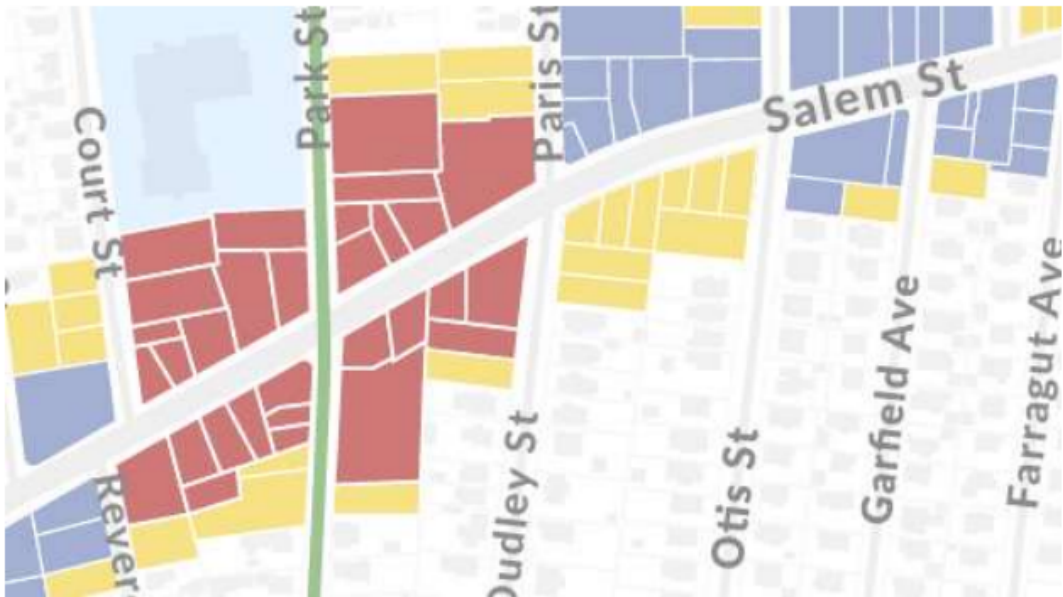
Mayor

Enclosure

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

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 Legend

- Mixed-Use 1
- Mixed-Use 2
- Commercial
- Multi-unit Residential

Addressing The Council:

Danielle Evans Senior Planner
Zachary Chertok 5 Almond St
Paulette Radabitian 27 Central Ave
Rebecca Davidson 26 Farragut Ave
Ralph Klein 172 Park St
Nick Gurileo 40 Robinson Rd
Cheryl Rodriguez
Nick Ullig 62 Tainter St
Patricia Chery 21 Wellsley St
Tricia Schiapelli 53 Garfield Ave
Donna Sylva 1536 Mystic Valley Pkwy
Micha Kessleman 499 Main St
Jane Marcus 65 Tainter St
David McKenna 142 Vine St
Meghan Searl Station Landing
Sam Goldstein 29 Martin St
Michael Dewberry 50 Park St
Ana Myers 6 Douglas Rd
Sophie Rick 78 Cotting St
Andrew Castignetti Cushing St
Barry Ingber 9 Draper St
Miranda Briseno 2 Salem St
Genesis Perez 229 Main St

Ellen Epstein 15 Grove St
Kaitlin Robinson 31 Everett St
Ren Bean 37 Woodrow Ave
Ilene Lerner 3920 Mystic Valley Pkwy

Councilor Callahan motioned to Continue to next meeting (Seconded by Councilor Lazzaro) – Approved on a Roll call vote of Seven in Favor, Zero Opposed.

Vice President Collins Motioned to take 25-105 off the Table (seconded by Councilor Lazzaro) – Approved on a Roll call vote of Seven in Favor, Zero Opposed.

25-105 - Amended Values Aligned Local Investments Ordinance

The Proposed Medford Values-Aligned Local Investments Ordinance

CHAPTER 2 – ADMINISTRATION

ARTICLE IV. - OFFICERS AND EMPLOYEES

DIVISION 5. - CITY TREASURER AND COLLECTOR

Sec. 2-696. - Purpose and Intent.

The City of Medford will strive to invest its funds in ways that promote the wellbeing of our communities and our environment, favoring investment of its funds in entities that support the needs of peacetime in daily life and meet the city’s goals of conducting local government in an “accountable, transparent, innovative, stable, ethical, representative, and responsible” way.

This ordinance shall be known as the Values-Aligned Local Investments Ordinance.

Sec. 2-697. - Prohibiting Certain Local Investments.

(A) No public funds under the care and custody of the Treasurer-Collector of the city shall be invested or remain invested in the stocks, securities or other financial instruments of any company which derives more than 15% of its revenue from the combustion, distribution, extraction, manufacture or sale of fossil fuels, which shall include coal, oil and gas, or fossil fuel products.

(B) No public funds under the care and custody of the Treasurer-Collector of the city shall be invested or remain invested in the stocks, securities or other financial instruments of any company which derives more than 15% of its revenue from the operation, maintenance, servicing or supply of jails, prisons, or detention facilities.

(C) No public funds under the care and custody of the Treasurer-Collector of the city, as specified in Sec. 2-682, shall be invested or remain invested in the stocks, securities, or other financial instruments of any company which derives any of its revenue from the manufacture or sale of weapons of any kind, including defense contractors.

(D) No public funds under the care and custody of the Treasurer-Collector of the city, as specified in Sec. 2-682, shall be invested or remain invested in the stocks, securities or other financial instruments of any company that is directly, knowingly and over time contributing to severe violations of human rights and international humanitarian law as determined by international legal and humanitarian bodies and conventions including, but not limited to, complicity in killings, physical abuse, displacement or other rights violations, confinement, forced labor, human rights violations based on racial, gender or LGBTQ+ identity, war crimes, crimes against humanity, apartheid, genocide, ethnic cleansing, illegal occupation, and complicity with such actions by governments or other parties.

(E) Notwithstanding anything to the contrary in paragraphs (A) through (D), inclusive, the Treasurer-Collector continues to have authorization to invest the funds of the Medford Retirement System as the Medford Retirement Board directs, consistent with the provisions of M G.L. c. 32, § 23 and 840 CMR 16. 00 through 19. 00, et seq.

Sec. 2-698. - Effective Date of Prohibition of Certain Local Investments.

(A) Upon enactment of this ordinance, the Treasurer-Collector of the city shall review the investment portfolio of the city and identify any investments that may be deemed to violate the provisions established in this ordinance. The Treasurer-Collector shall divest public funds under their care from investments defined in Sec. 2-697 no later than December 31, 2025.

(B) When applicable, the Treasurer-Collector of the city shall use the MSCI ESG (environmental, social, governance) Controversies and Global Norms Methodology to make determinations regarding investments of public funds that violate the prohibitions of Sec. 2-697 (A) through (D).

The MSCI ESG Controversies and Global Norms Methodology “is designed to provide timely and consistent assessments of companies’ involvement in ESG-related controversies and incidents concerning corporate entities... Cases include alleged company violations of existing laws and/or regulations to which they are subject to, or an alleged company action or event that violates commonly accepted international norms, including, but not limited to, global norms and conventions.”

The MSCI ESG Controversies and Global Norms Methodology references the following documents used to make determinations regarding violations of international norms and laws:

- United Nations Declaration of Human Rights
 - United Nations Declaration on the Rights of Indigenous Peoples
 - International Labour Organization Convention No. 169: Indigenous and Tribal Peoples
 - International Labour Organization Convention No. 105: Abolition of Forced Labour Convention
 - United Nations Minorities Declaration
 - Convention against Torture and Other Cruel, Inhuman or Degrading Treatment or Punishment
 - International Convention for the Protection of All Persons from Enforced Disappearance
 - International Convention on the Elimination of All Forms of Racial Discrimination
 - International Convention on the Protection of the Rights of All Migrant Workers and Members of Their Families
 - International Covenant on Civil and Political Rights
 - International Covenant on Economic, Social and Cultural Rights
 - Convention on the Non-Applicability of Statutory Limitations to War Crimes and Crimes Against Humanity
 - Convention on the Prevention and Punishment of the Crime of Genocide
- As of June 2024, the MSCI ESG Controversies and Global Norms Methodology identified “vulnerable demographics” of “31 national (i.e., civilians and refugees), ethnic, racial and religious groups... located and/or originated from countries with ongoing international armed conflicts or military offensives.”

The Treasurer-Collector of the city shall use the most recently updated version of the MSCI ESG Controversies and Global Norms Methodology, which is updated regularly.

(C) On or before December 31, 2026, and annually thereafter, the City Council shall review Sec. 2-698(B) to ensure that the MSCI ESG Controversies and Global Norms Methodology remains applicable to making determinations regarding the prohibitions of Sec. 2-697 (A) through (D).

Sec. 2-699. - Disposition of Proceeds of Sales Required by Prohibition of Certain Local Investments.

Any proceeds of the sales required under this Subsection shall be invested as much as reasonably possible in institutions or companies which invest or conduct business or operations in the city or the commonwealth of Massachusetts so long as such use is consistent with sound and prudent investment policy, subject to the provisions of M.G.L. c.44, §§ 54 and 55 and the Prudent Investor Act, M.G.L. c. 203C.

Sec. 2-700. - Report on Local Investment.

Upon achieving compliance with Sec. 2-698, the Treasurer-Collector shall submit a report within 120 days to the Medford City Council regarding the status of investments affected by Sec. 2-697.

The Treasurer-Collector shall review all investments annually and submit a report to the Medford City Council on an annual basis regarding the status of investments affected by Sec. 2-697.

Sec. 2-701. - Severability.

The provisions of this section are severable. If any subsection, provision or portion of this section is determined to be invalid by a court of competent jurisdiction, the remaining provisions of this section shall continue to be valid. Secs. 2-702-720. - Reserved.

Re: 25-105, Amended Values Aligned Local Investments Ordinance

Dear President Bears and Members of the City Council:

After careful consideration, I respectfully veto this ordinance, as recently passed by the City Council. This decision is grounded in serious concerns raised by KP Law's memorandum, particularly the potential for litigation, as well as the substantial financial implications for the City that have yet to be thoroughly evaluated by our internal and external financial teams.

Please consider this my formal objection and veto to the Ordinance.

This ordinance, in its current form and in my opinion, has not undergone the level of diligence required for a matter of such legal and financial magnitude, nor were any recommendations to do so considered. Specifically, the final ordinance was passed without fully addressing the substantive concerns raised by the Law and Finance Departments.

Of particular concern is the exposure this ordinance creates for City employees, many of whom would be placed in difficult, if not untenable, positions under the current language. Without clear legal guidance and structured implementation protocols, our employees risk operating under uncertainty, with potential personal and professional liability. This is not an acceptable outcome for a municipal workforce that relies on clarity, legal compliance, and operational consistency.

Furthermore, the recommendation from my administration and legal counsel to seek further input from all relevant financial stakeholders was not heeded. The absence of this vetting process undermines our ability to comply with state law, safeguard municipal finances, and maintain public trust.

Enacting policy without fully considering the impact on our departments, employees, and constituents erodes confidence in our governance. I urge the Council to revisit this ordinance with the additional deliberation it requires, ensuring that legal liabilities are carefully considered, financial impacts are understood, and implementation responsibilities are clearly recognized.

Despite some of the characterizations made during Council meetings, my administration has made good-faith efforts to work collaboratively on this issue. The lack of a pause by the Council when they became aware of the memorandum by KP Law before adoption is unfortunate, but not irreversible.

Addressing The Council:

Zachary Chertok 5 Almond St
Munir Jirmanus 3 Summit Rd
Miccah Kessleman 499 Main St
Will Duffy 4 First St
Genesis Perez 299 Main St

Vice President Collins Motioned to Override the Veto (seconded by Councilor Lazzaro)
– Approved on a Roll call vote of Six in Favor, One opposed (Councilor Scarpelli).

Public Participation:

Addressing the Council:

Ellen Epstein 15 Grove St
Miccah Kessleman 499 Main St
Andrew Castignetti Cushing St

President Bears Closed Public Participation at 10:23pm

Adjournment:

Council Lazzaro motioned to Adjourn (seconded by Councilor Scarpelli) – Approved on a roll call vote of Seven in favor, Zero opposed.

Meeting Adjourned at 10:25 pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk