



Medford City Council
Medford, Massachusetts

The Eleventh Regular Meeting, June 9, 2026

City Council

Isaac B. “Zac” Bears
Anna Callahan
Emily Lazzaro
Matt Leming
Liz Mullane
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 Link:

<https://us06web.zoom.us/j/85063113426?pwd=CgScQuVAZVWTxY25PZrI6fPMa8ZzUW.1>

Call-in Number: +13017158592,,85063113426#,,,,*448746#

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

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

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records

The Records of the Meeting of May 26, 2026 were passed to Councilor Tseng

The Records of the Special Joint Meeting of May 27, 2026 were passed to Councilor Leming

The Records of the Special Joint Meeting of June 3, 2026 were passed to Councilor Leming

Reports of Committees

26-061 - Offered by Isaac Bears, Council President

Committee of the Whole, May 26, 2026, Report

26-061 - Offered by Isaac Bears, Council President

Committee of the Whole, May 27, 2026, Report

26-061 - Offered by Isaac Bears, Council President

Committee of the Whole, June 2, 2026, Report

HEARINGS

26-108

Petition for Grant of Location - National Grid (3960 & 4000 Mystic Valley Parkway)

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

26-109

Petition for Amendment to Common Victualler's License (Extended Hours) -
Scoopology LLC d/b/a Cold Stone Creamery

MOTIONS, ORDERS, AND RESOLUTIONS

26-110 - Offered by Justin Tseng, City Councilor

Resolution Regarding MBTA's Proposed Amendments to Bus Network Redesign for Medford

COMMUNICATIONS FROM THE MAYOR

26-111

Submitted by Mayor Breanna Lungo-Koehn

Board and Commission Appointments

26-112

Submitted by Mayor Breanna Lungo-Koehn

Request for Food Truck Permits for "Tandoor + Curry" and "Revlry" - Medford Square Fest: Brews, Bites & Beats

26-113

Submitted by Mayor Breanna Lungo-Koehn

Appropriation of Retained Earnings

26-114

Submitted by Mayor Breanna Lungo-Koehn

Medford Public Schools Special Purpose Override Stabilization Fund Appropriation

26-115

Submitted by Mayor Breanna Lungo-Koehn

Establish Cable Television Public, Educational and Governmental (PEG) Access Special Revenue Fund

26-061

Submitted by Mayor Breanna Lungo-Koehn

Fiscal Year 2027 Budget Submission

26-105

Submitted by Mayor Breanna Lungo-Koehn

Free Cash Appropriation for Affordable Housing Trust

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail REliseo@medford-ma.gov.

UNFINISHED BUSINESS

26-003

Appointment of a City Messenger for 2026 and 2027

IN CITY COUNCIL

JANUARY 6, 2026

TABLED

25-189

Amendment to Chapter 2, Article V, Division 2 - Medford Standard Compensation Ordinance

IN CITY COUNCIL

APRIL 28, 2026

APPROVED FOR FIRST READING

TO BE ADVERTISED

MAY 14, 2026

MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL JUNE 9, 2026 ELIGIBLE FOR THIRD READING

26-084 **Amendments to Personnel Ordinance - Director of Elections; Director of Diversity, Equity and Inclusion; Director of Veterans' Services**

IN CITY COUNCIL APRIL 28, 2026 APPROVED FOR FIRST READING

TO BE ADVERTISED MAY 14, 2026 MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL JUNE 9, 2026 ELIGIBLE FOR THIRD READING

25-054 **Chapter 10, Article VIII - Proposed Vacant Building Ordinance**

IN CITY COUNCIL MAY 12, 2026 APPROVED FOR FIRST READING

TO BE ADVERTISED TBD MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL TBD ELIGIBLE FOR THIRD READING

26-091 **Amendment to Personnel Ordinance - Assistant Network Administrator**

IN CITY COUNCIL MAY 12, 2026 APPROVED FOR FIRST READING

TO BE ADVERTISED TBD MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL TBD ELIGIBLE FOR THIRD READING

26-092 **Amendment to Personnel Ordinance - Wage Adjustment for Non-Union Personnel**

IN CITY COUNCIL MAY 12, 2026 APPROVED FOR FIRST READING

TO BE ADVERTISED TBD MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL TBD

ELIGIBLE FOR THIRD
READING

26-106

Amendment to Personnel Ordinance - Tree Warden

IN CITY COUNCIL MAY 26, 2026

APPROVED FOR FIRST
READING

TO BE
ADVERTISED TBD

MEDFORD TRANSCRIPT &
SOMERVILLE JOURNAL

IN CITY COUNCIL TBD

ELIGIBLE FOR THIRD
READING

Reports Due/Deadlines

16-574

University Accountability Report (Next Report Due in
November 2025)

22-026

Quarterly Presentation on City's Financial Health by Chief
Financial Officer/Auditor

22-027

Monthly Copy of Warrant Articles from Chief Financial
Officer/Auditor

Adjournment

**PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
PETITION FOR 4 INCH UNDERGROUND CONDUIT on
Commercial St across the road between 3960 & 4000 Mystic Valley Parkway
(NATIONAL GRID PLAN #: JO-31206725)
MEDFORD, MASSACHUSETTS
CITY CLERK'S OFFICE**

You are hereby notified that by order of the Medford City Council, 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, and via Zoom on Tuesday June 9th at 7:00 p.m., a link to be posted no later than Friday, January 30, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to Install 4 Inch underground electrical conduit between 3960 & 4000 Mystic Valley Parkway.

Wherefore it requests that after due notice and hearing as provided by law, it be granted a location for and permission to Install 4 Inch underground electrical conduit between 3960 & 4000 Mystic Valley Parkway, JO# 31206725 originally dated April 6, 2026, Revised May 1st 2026 and received and filed in the Office of the City Clerk on May 19th, 2026 and available for inspection in the Office of the City Clerk, Medford City Hall, Room 103, 85 George P. Hassett Drive, Medford, Massachusetts 02155.

The following are the recommendations from the Engineering Division:

The Engineering Division recommends that this grant of location be approved with the following conditions:

1. The Grant of Location (GOL) is limited to the two 4-inch new underground electrical conduit bank in the Commercial Street from two joint owned utility poles (P1975 & P3537) located within the cement concrete sidewalk at 3960 Mystic Valley Pkwy on Commercial Street across the roadway to the new driveway entrance for the Modera Mystic Apartments at 4000 Mystic Valley Parkway as depicted on the Sketch.
2. Before starting work, the contractor shall notify Digsafe and shall obtain all applicable permits from the Engineering Division. The project must obtain a Public Right of Way Occupancy (PRO) permit pursuant to Section 74-141 of the City Ordinances prior to commencing work.
3. No other utility structures, conduits, duct banks, pipes, or any other appurtenances are adversely impacted. National Grid shall ensure that all sewer, water, and drain lines are marked prior to any excavation.
4. Placement of the underground conduit must provide at least eighteen (18) inches of separation from other underground utilities.
5. The cement concrete sidewalk restoration on Commercial Street shall be done at the time of conduit installation and in consultation with the Engineering Division per the requirements of an approved trench permit. Any concrete sidewalk damaged during this work must be replaced

in-kind and cleanly cut at the control joints. Temporary patching using bituminous concrete pavement will not be permitted. Call 781-393-2425 for any accommodations/aids

s/Richard Eliseo Jr
Acting City Clerk

Plans can be viewed in City Clerk's Office, 781-393-2425.

2026 JUN -2 PM 2:49

City of Medford
MASSACHUSETTS



Medford, MA

612

2026

PETITION

To the Honorable, the City Council

Councilors: The undersigned respectfully request an Amendment to their operating hours for the Common Victualler License:

Monday 11PM - 1AM

Tuesday 11PM - 1AM

Wednesday 11PM - 1AM

Thursday 11PM - 1AM

Friday 11PM - 2AM

Saturday 11PM - 2AM

Sunday 11PM - 2AM

During Summer
Schedule Memorial Day
to Labor Day.

Brief Explanation for the request:

Requesting extended hours to accommodate late night customer demand & better serve community. As a dessert focused business w/ minimal noise & traffic impacts, Coldstone will continue to operate responsibly

while supporting local economic activity & customer convenience.

Name:

Business

Scoopology LLC DBA
Coldstone Creamery

Business Address: 61 Station Landing, Medford, MA

Business Telephone: 781 380 5532

Cellphone #: 339 241 4156

Business Owner: Kandeep Singh Sandhu

Signature: [Handwritten Signature]



Medford City Council
Medford, Massachusetts

MEETING DATE

June 9, 2026

SPONSORED BY

Justin Tseng, City Councilor

AGENDA ITEM

26-110 - Resolution Regarding MBTA's Proposed Amendments to Bus Network Redesign for Medford

FULL TEXT AND DESCRIPTION

Whereas, the Massachusetts Bay Transportation Authority has proposed amendments to its Bus Network Redesign plan affecting Medford bus service, designated as Proposal 2: Improve Medford Access, which presents three options for modifying Routes 80, 94, 96, and transit connections along the Boston Avenue corridor; and

Whereas, the MBTA has opened a public comment period through the summer of 2026, with a virtual public meeting on June 15, 2026, and open houses and station popup events to follow, but no in-person engagement event in Medford has yet been announced; now, therefore

Be It Resolved that the Medford City Council will inform Medford residents about the proposed amendments and the MBTA's public comment process, and will solicit and compile resident feedback for submission to the MBTA; and

Be It Further Resolved that the City Council asks the Administration to inform Medford residents about the proposed amendments through the City's public outreach channels, including social media, the City website, and any other available means; and

Be It Further Resolved that the Medford City Council and City Administration work to invite the MBTA to schedule an in-person public meeting in Medford in collaboration with the City, and urges the MBTA to ensure that all public engagement on these proposed amendments is accessible to residents who lack reliable internet access and to residents who do not speak English, including through in-person opportunities and the provision of language access services.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Medford Bus Routes_ Current & Proposed Service — BNR Analysis



Medford Bus Service: Current Frequencies & Proposed BNR Changes

A corridor-by-corridor analysis of existing combined bus service and what changes under the MBTA's Bus Network Redesign (BNR)'s Proposal 2: Improve Medford Access.

Corridors: High St · Boston Ave · George St

Routes: 80, 94, 95, 96 / T96

Comment period: through Summer 2026

mbta.com/projects/bus-network-redesign-proposed-updates

Note: The MBTA is *exploring* three amendment options and has not committed to any of them. The agency may also proceed with the original BNR plan without adopting any amendment. Public feedback collected through summer 2026 will inform the final decision.

About this analysis. Bus service on a given street depends on all routes serving that street — not just one route. This exhibit analyzes the three corridors most directly affected by Proposal 2, showing *combined* current frequency (how often a bus actually arrives, across all routes) alongside proposed BNR frequency and the impact of each amendment option. Current figures are computed from official MBTA timetables effective April 5, 2026. Proposed figures are from the MBTA's BNR Remix planning map. "Combined" headways reflect merged departure times from all routes on a segment.

PART 1 — CORRIDOR ANALYSIS

Combined current frequency · Proposed BNR frequency · Impact of each option

The three corridors below are those directly affected by the amendment options under Proposal 2. Each shows the combined frequency from all routes currently serving that street, alongside what the BNR proposes and how each option would change it. Combined headways are computed by merging actual departure times from all routes on a segment — not by averaging individual route headways. Because buses on different routes do not arrive evenly spaced in practice, combined figures will generally be somewhat higher than a purely theoretical calculation would suggest. Individual route headways are shown separately in Part 3 for reference.

Corridor 1 – High Street between Boston Ave and Medford Square

Current routes: **80 95** Proposed:

80 95

SERVICE PERIOD	CURRENT COMBINED (RTS. 80 + 95)	PROPOSED BNR (RTS. 80 + 95)	CHANGE
Weekday AM peak (5–9 AM)	Weekday midday (9 AM–3 PM)	Weekday PM peak (3–7 PM)	Weekday evening (7 PM–10 PM)
avg 15 min	avg 19 min	avg 20 min	avg 25 min
~14 min 80: 25 min · 95: 20 min	~18 min 80: 50 min · 95: 20 min	~14 min 80: 25 min · 95: 20 min	~16 min 95 carries service (80: 90 min)
Roughly maintained	Roughly maintained	▲ Improvement	▲ Improvement
Saturday	Sunday		
avg 27 min	avg 37 min		
~14 min 80: 50 min · 95: 20 min	~14 min 80: 50 min · 95: 20 min		
▲ Improvement	▲ Improvement		

The Route 95 upgrade (from ~hourly weekends to 20-min all day, 7 days a week) is the primary driver of improvement on this corridor. The Route 80 extension to Burlington replaces Route 350 but does not materially change frequency here. Note that some current combined trips are very closely spaced due to uncoordinated scheduling; the average is more meaningful than the minimum.

Impact of Proposal 2 Options on this corridor:

OPTION A	No change to Medford corridor frequencies. Route 80 is extended to Arlington Heights, improving access for Arlington commuters traveling toward Davis and Somerville. However, Routes 67 and 350 maintain their existing routing under Option A, meaning Burlington riders do not receive the Route 80 consolidation they would get under the base BNR plan.
OPTION B	Route 94 retained , adding ~34-min-avg trips on the High St / Boston Ave segment between West Medford and Davis. Combined peak frequency would improve to approximately 10–12 min on the shared portion of this corridor.
OPTION C	No change to this corridor specifically. Route 94 still eliminated. Route 95 upgraded as above.

Corridor 2 – Boston Ave between High Street and College Avenue

Current routes: **80 94 96**

Proposed (base): **80**

SERVICE PERIOD	CURRENT COMBINED (RTS. 80 + 94 + 96)	PROPOSED BNR BASE (RT. 80 ONLY)	CHANGE
Weekday AM peak (5–9 AM)	Weekday midday (9 AM–3 PM)	Weekday PM peak (3–7 PM)	Weekday evening
avg 12 min	avg 15 min	avg 15 min	avg 14 min
25 min	50 min	25 min	90 min
▼ Significant loss	▼ Major loss	▼ Significant loss	▼ Severe loss
Saturday	Sunday		
avg 15 min	avg 17 min		
50 min	50 min		
▼ Major loss	▼ Major loss		

▲ LARGEST SERVICE REDUCTION IN THE BNR FOR MEDFORD

Boston Ave between High St and College Ave currently has some of the best combined bus frequency in Medford – averaging 11–15 min across all periods, including weekends. Under the base BNR plan (without Option B or C), this corridor drops to a single route (Route 80) running every 25 min peak and 50–90 min off-peak. This is a net reduction of roughly 2–5× depending on time of day.

Impact of Proposal 2 Options on this corridor:

OPTION A	No change to Boston Ave frequency. Route 80 extended to Arlington Heights but same headways. Boston Ave remains at 25/50/90 min depending on period.
OPTION B	Route 94 retained on the Boston Ave corridor. Restores ~34-min-avg trips. Combined peak frequency would recover to approximately 14–17 min – still below the current 12–15 min, but substantially better than the base BNR.
OPTION C	Route 96 rerouted to Boston Ave at 15-min all-day frequency. Combined with Route 80 (25 min peak / 50 min midday): approximately 9 min peak · 12 min midday · 13 min evening . This would be a significant improvement over the base BNR and broadly comparable to current service – but at the cost of George St service (see Corridor 3).

Corridor 3 – George Street between Winthrop Street and College Avenue

Current routes: **96**

Proposed (base): **T96**

SERVICE PERIOD	CURRENT (ROUTE 96)	PROPOSED BNR BASE (T96 – SIMILAR ALIGNMENT)	CHANGE
Weekday AM peak (5–9 AM)	Weekday midday (9 AM–4 PM)	Weekday PM peak (4–7 PM)	Weekday evening (7–10 PM)
avg 27 min	avg 29 min	avg 26 min	avg 30 min
8 min	11 min	8 min	11 min
▲▲ Major upgrade	▲▲ Major upgrade	▲▲ Major upgrade	▲▲ Major upgrade
Saturday	Sunday		
avg 29 min	avg 29 min		
12 min	12 min		
▲▲ Major upgrade	▲▲ Major upgrade		

T96 runs a similar but not identical alignment to the current Route 96 – via Winthrop St, George St, and College Ave toward Medford Square, but extending to Malden Center (north) and Union Square (south) rather than terminating at Harvard. This represents the most dramatic frequency improvement in the BNR for Medford, cutting wait times by roughly two-thirds at peak.

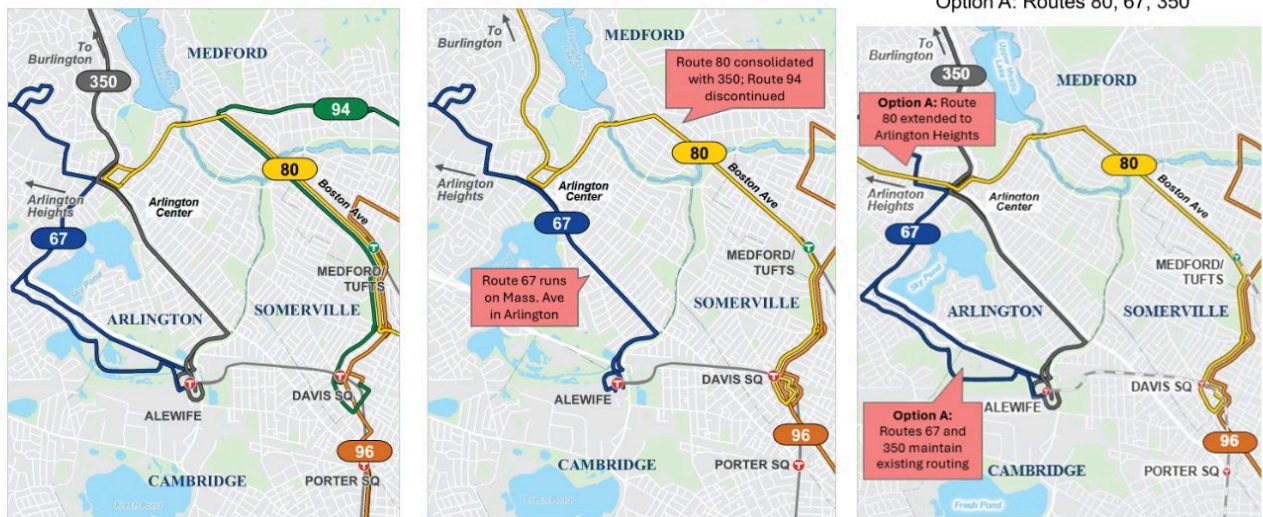
Impact of Proposal 2 Options on this corridor:

OPTION A	No change. T96 implemented as planned on the George St alignment. George St residents receive the full upgrade to 8–12 min service.
OPTION B	No change. T96 implemented as planned on the George St alignment. George St residents receive the full upgrade to 8–12 min service.
OPTION C	Route 96 rerouted off George St entirely. T96 is not implemented. George St and Winthrop St lose all direct bus service. The nearest alternative is the College Ave corridor approximately ¼ mile away. Note: Option C's Boston Ave service (15 min) is also less frequent than the T96 it replaces (8–12 min).

The maps below are reproduced from the MBTA's Proposal 2: Improve Medford Access presentation. Each shows three panels: the existing network (left), the future BNR network without amendments (center), and the amended future network under that option (right). The MBTA is exploring all three options and has not committed to any of them.

OPTION A Route 80 extended to Arlington Heights · Routes 67 and 350 maintain existing routing · Route 94 discontinued

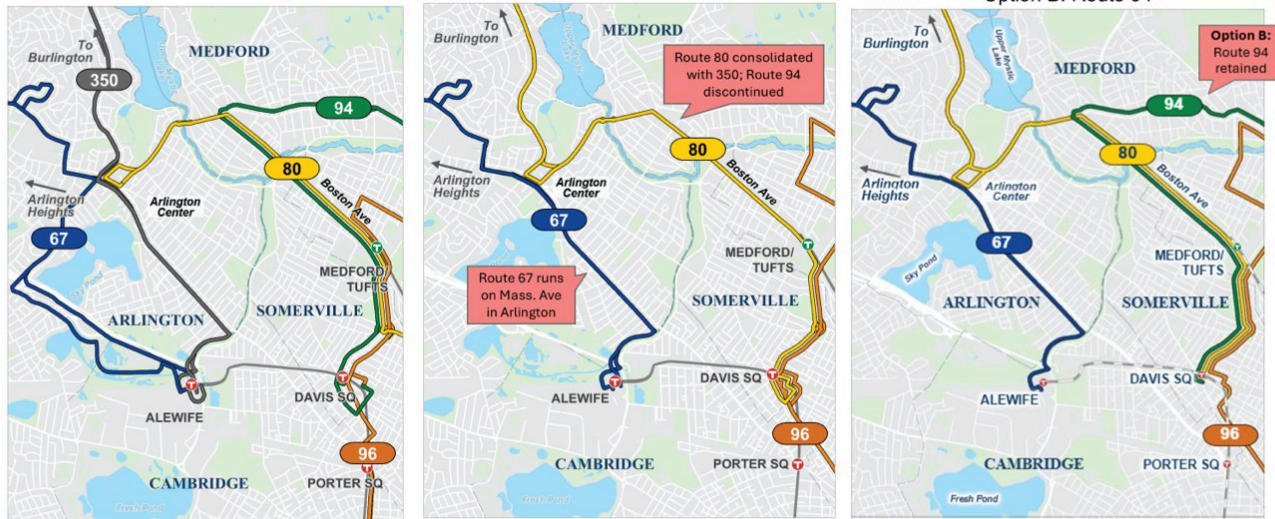
2 Medford: Improving Boston Ave Service: Option A



Option A: The existing network, future network, and amended future network.

OPTION B Route 94 retained on existing alignment · Route 80 consolidated with 350 as planned

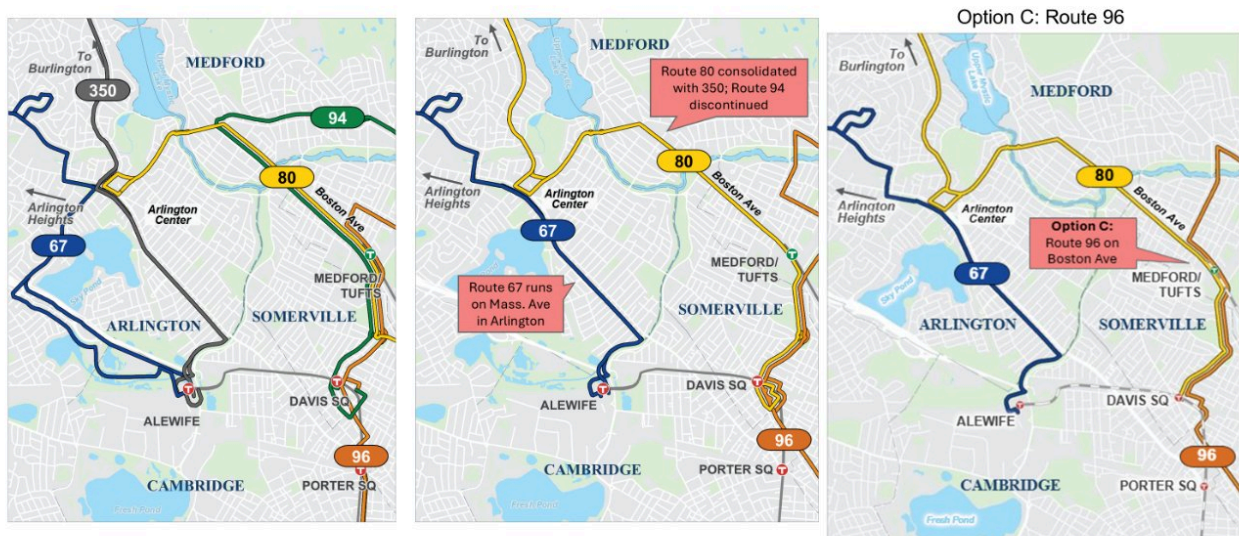
2 Medford: Improving Boston Ave Service: Option B



Option B: The existing network, future network, and amended future network.

OPTION C Route 96 rerouted to Boston Ave · Route 94 discontinued · George St loses direct bus service

2 Medford: Improving Boston Ave Service: Option C



Option C: The existing network, future network, and amended future network.

PART 3 – INDIVIDUAL ROUTE FREQUENCY REFERENCE

Current service from official timetables (eff. April 5, 2026) ·
Proposed from BNR Remix map

ROUTE	CORRIDOR	WKDY AM PEAK	WKDY MIDDAY	WKDY PM PEAK	WKDY EVENING	SATURDAY	SUNDAY	SOURCE
CURRENT SERVICE								
94	Medford Sq– Davis via W. Medford	avg 32 min	avg 36 min	avg 35 min	avg 53 min	avg 60 min	avg 59 min	Timetable
95	W. Medford / Arlington Ctr– Sullivan via Medford Sq	avg 23 min	avg 33 min	avg 30 min	avg 46 min	avg 63 min	avg 61 min	Timetable
96	Medford Sq– Harvard via George St & Davis	avg 27 min	avg 29 min	avg 26 min	avg 30 min	avg 29 min	avg 29 min	Timetable
80	Arlington Ctr– Lechmere via Boston Ave	avg 39 min	avg 40 min	avg 45 min	avg 60 min	avg 42 min	avg 68 min	Timetable
PROPOSED (BNR)								
94	Eliminated (Options A & C) or retained (Option B)	<i>Eliminated under base BNR and Options A/C · Retained under Option B at current frequency</i>						Remix map
95	W. Medford / Arlington Ctr– Sullivan (upgraded)	20 min	20 min	20 min	20 min	20 min	20 min	Remix map
T96	Malden Ctr–Union Sq via Medford Sq & George St <i>(base BNR & Options A/B only)</i>	8 min	11 min	8 min	11 min	12 min	12 min	Remix map
80	Burlington–Davis via Boston Ave <i>(extended; terminates at Davis)</i>	25 min	50 min	25 min	90 min	50 min	50 min	Remix map
96	Rerouted to Boston Ave (Option C only)	15 min	15 min	15 min	15 min	15 min	15 min	Remix map

SUMMARY OF TRADEOFFS

Option A (extend Rt. 80 to Arlington Heights): No meaningful change to Medford corridor frequencies. T96 upgrade proceeds on George St; Boston Ave drops significantly from current combined service. Benefits Arlington commuters traveling toward Davis and Somerville, but Routes 67 and 350 maintain existing routing, so Burlington riders do not receive the Route 80 consolidation planned under the base BNR. **Option B** (retain Rt. 94): Partially restores Boston Ave combined frequency. George St receives the full T96 upgrade. The most balanced outcome for Medford riders across all three corridors. **Option C** (reroute Rt. 96 to Boston Ave): Significantly improves Boston Ave but eliminates all direct service on George St. Delivers less frequent service on both corridors than the base BNR plan (T96 on George St + improved Route 80 on Boston Ave).

PART 4 – HOW TO PARTICIPATE

Virtual public meeting	June 15, 2026 · 6:00 PM · Register: mbta.com/events/2026-06-15/bus-network-redesign-proposed-updates-virtual
Open houses & station popups	Additional events to be announced for summer 2026. No Medford-specific in-person event has been announced as of June 2026.
Online survey	Available mid-June 2026 · mbta.com/projects/bus-network-redesign-proposed-updates
Email	betterbusproject@mbta.com

Prepared for a Medford City Council resolution, June 2026. Current frequency figures computed from official MBTA timetables for Routes 94, 95, 96, and 80, all effective April 5, 2026. Proposed frequencies from the MBTA Bus Network Redesign Remix planning map (platform.remix.com/project/1ca70dda). BNR routing and service changes from the MBTA BNR Route Changes Summary (February 2023) and MBTA Bus Network Redesign Proposed Updates (June 3, 2026). Combined corridor frequencies reflect merged departure times across all routes serving a segment; actual rider experience may vary due to uncoordinated scheduling. This is not an official MBTA publication. MBTA route maps reproduced from the MBTA's Proposal 2: Improve Medford Access presentation materials.



Medford City Council
Medford, Massachusetts

MEETING DATE

June 9, 2026

SPONSORED BY

AGENDA ITEM

26-III - Board and Commission Appointments

FULL TEXT AND DESCRIPTION

Affordable Housing Trust Fund Board

1. Lisa Anne Davidson (Reappointment)

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Lisa Davidson - Resume Director - CoS May 2026
2. Lisa Anne Davidson Reappointment Request 5.27.2026
3. Board Commission Recommendation - CC

Lisa Anne Davidson

Summary Statement

I have spent my career working in the Housing Industry assisting in housing placement, creating new affordable housing opportunities, while ensuring State, Federal, and local regulations are being met.

EXPERIENCE

City of Somerville, Somerville, MA – *Housing Grants Manager (2019 -2023) Deputy Director of Housing (2023 - 2025) Director of Housing (2025 - Present)*

January 2019 - Present

- Directly supervised the daily operations of the Housing Division
- Developed policies and programs to create and preserve affordable housing
- Supervision of staff serving as liaison to the Balance of State Continuum of Care, Fair Housing Commission, and the Somerville Affordable Housing Trust Fund.
- Assist with the Housing Choice Designation Application of the Executive Office of Housing and Livable Communities (HLC)
- Process and make recommendations for funding applications to develop affordable rental units and first-time homebuyer opportunities
- Review responses received from Request for Proposals (RFPs) for federal and local funding
- Develop and maintain relationships with property owners/management companies to ensure compliance with occupancy rent, and income restrictions for Inclusionary Program
- Work with property owners/management companies to initiate and coordinate timely resolutions as situations of non-compliance are identified
- Coordinate property inspections as needed for compliance with housing quality, as well as health and safety standards
- Review and approve invoices and contracts, loan documents, and payments
- Tracked and reported status of financial matters within the Housing Division, which operates from five different state, federal and local government funding sources and operated with three separate and overlapping fiscal years
- Review applications for completeness to ensure all necessary documentation is provided for housing programs
- Coordinate loan payoffs and mortgage discharges
- Review and approve all affordable housing resale calculation

- Review and approval requests to refinance restricted homeownership properties

Somerville Homeless Coalition, Somerville, MA – *Director of Programs (2010 - 2018) / Director of Housing (2002 - 2010) / Case Manager (1999 - 2002)*

1999 - December 2018

- Directly supervised the daily operations of five programs
- Created Permanent Supportive Housing (PSH) Programs
- Coordinated services for formerly homeless individuals to stabilize their housing
- Negotiated with property owners to rent 32 units to place homeless individuals and families in the housing
- Instrumental in the preparation of the program agreements
- Calculation of the rent portion for those in Permanent Supportive Housing Program
- Managed and maintained a computer data tracking system Homeless Information Management System (HMIS)
- Trained new users of the local HMIS system for the Somerville/Arlington Continuum of Care (CoC)
- Prepared Annual reports for Federally Funded programs.
- Ensured data quality meets the HUD standards for all programs in the CoC

EDUCATION

Cambridge College, Boston – *Bachelor Human Services*

OTHER

- Serves as a Trustee on the Medford Affordable Housing Trust Fund
- Served as a Trustee on the Somerville Affordable Housing Trust Fund
- Notary Public

To: Mayor Breanna Lungo-Koehn

From: Lisa Anne Davidson

Date: May 27, 2026

RE: Request to renew Board of Trustees appointment for the Medford Affordable Housing Trust Fund

Dear Mayor,

I am writing to request the renewal of my appointment term to continue serving on the Board of Trustees for the Medford Affordable Housing Trust Fund (MAHTF).

I was appointed as a Trustee for a two-year term ending on 1 July 2026. According to the Ordinance, all members, with the exception of the Mayor, may be appointed and re-appointed for a period of two years.

I have enjoyed my experience as a Trustee over the last two years. I am excited to have the opportunity to continue serving as a Trustee.

I would greatly appreciate your approval of my request to serve on the Board for an additional two-year term. Thank you.

Sincerely,

Lisa Anne Davidson

Lisa Anne Davidson
7 Thomas Street
Medford, Ma 02155



Board & Commission Recommendation

Office of Mayor Breanna Lungo-Koehn

Submission date: **05/28/26** Date of appointment if not rejected: **06/29/26**

Candidate for: **Affordable Housing Trust**

Application Type: **Request for re-appointment**

Name: **Lisa Anne Davidson**

Relevant Training? *I have spent my career working in the Housing Industry, assisting with housing placement, creating new affordable housing opportunities, and ensuring State, Federal, and local regulations are met.*

Interests / Hobbies:

Have you ever served on a board or commission? **Yes**

If so, which one(s)? *I am currently serving on the Affordable Housing Trust Fund*



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

May 21, 2026

Via Electronic Delivery

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

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Tandoor + Curry

Date + Time: 06/13/2026 - 12:00 PM – 5:00 PM
08/01/2026 - 12:00 PM – 5:00 PM

Location: Clippership Pop-up
75 Riverside Drive
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn, Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

May 21, 2026

Via Electronic Delivery

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

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Revlry

Date + Time: 07/18/2026 - 12:00 PM – 5:00 PM
07/25/2026 - 12:00 PM – 5:00 PM
08/08/2026 - 12:00 PM – 5:00 PM

Location: Clippership Pop-up
75 Riverside Drive
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn, Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 4, 2026

Via Electronic Delivery

To The Honorable President and
Members of the Medford City Council
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: Use of Retained Earnings

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves the appropriation of Retained Earnings from the Water & Sewer Enterprise in the amount of Five Million, Five Hundred Thousand Dollars and Zero Cents (\$5,500,000.00) for the purpose of undertaking design, construction and ancillary functions/costs for water main replacement projects on the following streets, including but not limited to Brewster Road, Capen Street, Governors Avenue, Roosevelt Circle and Sherwood Road.

The balance retained earnings in the water enterprise before this vote is \$10,591,021.

City Engineer Owen Wartella will be available to answer any questions.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 4, 2026

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: School Stabilization Fund Appropriation Request

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves an appropriation of One Million Eighty-Five Thousand Five Hundred and Forty-Nine Dollars and Zero Cents (\$1,085,549.00) from the Medford Public Schools Special Purpose Override Stabilization Fund as per the City Council's June 24, 2025 vote in accordance with the enclosed recommendation to Establish and Transfer Funds to said stabilization fund.

The Medford Public Schools Special Purpose Override Stabilization Fund currently has a balance of \$2,185,000.00.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosure



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 18, 2025

Via Electronic Delivery

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

**Re: Establish and Transfer Funds to Medford Public Schools Special Purpose Override
Stabilization Fund**

Dear President Bears and Members of the City Council:

In accordance with Chapter 40, Section 5B of the General Laws, I respectfully request and recommend that your Honorable Body create a special purpose stabilization fund, to be named the "Medford Public Schools Special Purpose Override Stabilization Fund" to be used to fund educational expenses for the Medford Public Schools in future fiscal years, and, further, transfer to that fund the sum of Two Million, One Hundred Eighty-Five Thousand Dollars (\$2,185,000) from the balance remaining in the FY25 Medford Public Schools budget.

As your Honorable Body is aware, Question 8 on the November 5, 2024 state election ballot approved an override for the FY2025 Medford Public Schools in the amount of \$4,000,000. Based on the outcome of negotiations, and when negotiated payments will be due, MPS anticipates having a balance at the end of the FY25 fiscal year. We are requesting to segregate said balance in a special account to ensure that the full amount of the override is available to MPS to meet its contractual requirements in future years. The special account will be used solely for school purposes as outlined in Question 8.

In particular, Chapter 40, Section 5B of the General Laws stipulates that "Cities, towns, and districts may create 1 or more stabilization funds and appropriate any amount into the funds..." Creation of a special purpose stabilization fund requires a two-thirds vote, and appropriation of monies into and out of the fund require only a majority vote.

By taking this action, we will have a source of funding available to supplement the Medford Public Schools annual operating budget in the upcoming fiscal year, or in future fiscal years.

Thank you for your kind attention to this matter.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

**85 George P. Hassett Drive, Medford, MA 02155
781-396-5500 * www.medfordma.org**



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 4, 2026

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: Cable Television Public, Educational and Governmental (PEG) Access Special Revenue Fund

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body accept General Laws Chapter 44, Section 53F³/₄, which establishes a special revenue fund known as the PEG Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, the fund to begin operation for fiscal year 2027 which begins on July 1, 2026, or take any other action relative thereto.

MOTION: Moved/ordered that the City of Medford accept General Laws Chapter 44, Section 53F³/₄, which establishes a special revenue fund known as the Public, Educational and Governmental (PEG) Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, the fund to begin operation for fiscal year 2027 which begins on July 1, 2026.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 4, 2026

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: Fiscal Year 2027 Budget Submissions

Dear President Bears and City Councilors:

Pursuant to M.G.L. c. 44, §32, I respectfully request and recommend that your Honorable Body approve the proposed Fiscal Year 2027 General Fund Budget, Public, Educational and Governmental (PEG) Access Special Revenue Fund and Water/Sewer Enterprise Fund Budget.

The total submitted appropriation for all departments, including schools, is \$217,375,456.13.

<u>Department</u>	<u>2027 Salaries</u>	<u>2027 Ordinary</u>	<u>Total Request</u>
Assessor	428,049.09	164,280.00	592,329.09
Legislative	232,774.00	50,100.00	282,874.00
Executive	610,560.33	124,068.99	734,629.32
Finance	635,079.45	262,740.00	897,819.45
Treasury/Collections	513,531.29	300,675.00	814,206.29
Law	230,866.60	298,700.00	529,566.60
Information Technology	125,191.04	396,120.00	521,311.04
Clerk	347,606.71	16,950.00	364,556.71
Elections	325,498.78	160,100.00	485,598.78
Licensing Commission	4,500.00	400.00	4,900.00
Conservation Commission	5,750.00	1,100.00	6,850.00
Planning, Develop. & Sustainability	722,105.83	150,100.00	872,205.83
Community Development Board	14,300.00	300.00	14,600.00
Zoning Board of Appeals	12,500.00	0.00	12,500.00



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

Historic District Commission	1,500.00	3,500.00	5,000.00
Historical Commission	0.00	35,000.00	35,000.00
Cable	0.00	0.00	0.00
Hormel Commission	5,400.00	0.00	5,400.00
Bicycle Commission	0.00	2,200.00	2,200.00
Building	880,527.48	230,363.00	1,110,890.48
Electrical	345,542.72	444,725.00	790,267.72
Facilities	290,794.55	1,921,500.00	2,212,294.55
Police	16,711,653.91	771,145.00	17,482,798.91
Traffic Supervisors	371,025.00	9,000.00	380,025.00
Traffic Commission	4,500.00	26,000.00	30,500.00
Fire	15,282,563.88	726,500.00	16,009,063.88
Emergency Management	8,840.00	400.00	9,240.00
Parking	796,749.44	292,440.00	1,089,189.44
Recreation	682,126.96	0.00	682,126.96
Library	1,822,565.52	598,500.00	2,421,065.52
DPW-Highway	2,804,960.06	12,206,796.86	15,011,756.92
DPW-Cemetery	823,798.97	262,859.00	1,086,657.97
DPW-Parks	632,524.81	305,100.00	937,624.81
DPW-Engineering	643,645.83	92,833.20	736,479.03
DPW-Forestry	439,888.96	173,200.00	613,088.96
Health	883,980.46	158,437.00	1,042,417.46
Council on Aging	190,486.03	16,582.00	207,068.03
Human Resources	306,061.21	57,122.50	363,183.71
DEI	130,461.76	18,900.00	149,361.76
Veteran's	140,527.28	301,132.00	441,659.28
Contractual Agreements	389,250.00	0.00	389,250.00
Workers' Compensation	1,183,000.00	30,000.00	1,213,000.00
Insurance	33,273,325.00	809,875.00	34,083,200.00
Pensions	84,043.00	17,467,242.00	17,551,285.00
Bonds & Interest	0.00	6,050,413.63	6,050,413.63
Education	89,100,000.00		89,100,000.00
CITY TOTAL			217,375,456.13



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

And to meet these appropriations, the sum of Two Hundred Sixteen Million, Six Hundred Twenty Four Thousand, Two Hundred Three Dollars and Eighty One Cents (\$216,624,203.81) be raised and appropriated from the Fiscal Year 2027 tax levy and other general revenues of the City: and that One Hundred Eight Thousand, Seven Hundred Fifty Dollars (\$108,750.00) be transferred from Sale of Cemetery Lots, that Two Hundred Eighty-Eight Thousand, Seven Hundred and Fifty-Nine Dollars and Forty-Four Cents (\$288,759.44) be transferred from Cemetery Perpetual Care funds, and Three Hundred and Fifty-Three Thousand, Seven Hundred Forty-Two Dollars and Eighty-Eight Cents (\$353,742.88) be transferred from Casino Mitigation funds.

<u>Department</u>	<u>2027 Salaries</u>	<u>2027 Ordinary</u>	<u>Total Request</u>
PEG Access Special Revenue Fund	225,101.97	51,000.00	276,101.97
CITY TOTAL			276,101.97

Further, that Two Hundred Seventy-Six, One Hundred One Dollars, and Ninety-Seven Cents (\$276,101.97) be funded by revenue from Cable Access Fees.

<u>Department</u>	<u>2026 Salaries</u>	<u>2026 Ordinary</u>	<u>Total Request</u>
Water/Sewer Budget	2,111,870.47	25,588,171.71	27,799,042.18
Bonds & Interest	-	2,330,862.50	2,330,862.50
WATER/SEWER TOTAL			30,030,904.68

Further, that Thirty Million, Thirty Thousand, Nine Hundred Four Dollars and Sixty-Eight Cents (\$30,030,904.68) be funded by anticipated revenue of the Water & Sewer Enterprise Fund.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

May 20, 2026

Via Electronic Delivery

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

Re: Use of Free Cash

Dear President Bears and City Councilors:

Considering the importance that both your Honorable Body and I have placed on Affordable Housing, I respectfully request and recommend that your Honorable Body approves the appropriation of Free Cash in the amount of Two Hundred and Fifty Thousand Dollars and Zero Cents (\$250,000.00) for the Affordable Housing Trust.

The balance of free cash before this vote is \$21,012,459.

Housing Planner Katherine Buckingham and Chairwoman Lisa Anne Davidson will be present to address the Council.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor