

**Massachusetts Port Authority
Board Meeting**

July 20, 2023



Public Session

MASSACHUSETTS PORT AUTHORITY



Chairman's Comments

Patricia Jacobs was reappointed to the Massport Board



- Governor Healey reappointed Patricia Jacobs to another seven-year term to the Massport Board of Directors
- She was sworn in by Governor Healey on July 18
- Vice Chair Jacobs was first appointed to the Massport Board in September 2016

Thank you Lew Evangelidis for your leadership and service to Massport as Board Chair



Major Accomplishments:

- Always putting safety & security first
- Thoughtful leadership through the pandemic to ensure a strong recovery
- Worcester Regional Airport's number one champion
- Prioritized and advanced strategic projects across aviation, maritime and real estate to support the Commonwealth's economy

Human Resources, Diversity and Compensation

Election of Officers

July 20, 2023



CEO Accomplishments Report FY23

Lisa Wieland

July 20, 2023



FY 2023 Overview

Advancing Massport's rebound and recovery in support of the Commonwealth's economic development, transportation and climate goals

- At the beginning of last fiscal year, we were confident that our rebound and recovery plans were on track
 - International travel resuming and business travel segment improving (Logan reaching 39M+ pax)
 - ORH passenger levels trending above 2019 levels
 - Conley Terminal global connectivity expanding to 25+ ports
 - Flynn Cruiseport Boston welcoming 150 ships this season
- As activity returned, we worked through many challenges
 - Supply chain, inflation, and labor pressures
 - Massport talent retention and hiring issues
- Through the year, stakeholder engagement remained a key focus
 - New partners in State government
 - Sumner Tunnel collaboration
 - Community commitments
 - Customer experience

Massport Goals – FY 2023

- Maintain safe, secure and healthy facilities
- Generate economic impact for the Commonwealth
- Enhance the customer experience
- Improve financial and operational performance
- Embed DE&I into our organizational DNA
- Advance our environmental leadership
- Bring about digital transformation
- Maintain strong relationships with business partners, customers, stakeholders, elected officials, surrounding communities and employees

Massport Strategic Priorities 2025

Aviation

- Reimagined Customer Journey
- Adaptive Terminal E Use
- Terminal Connectivity
- Diversified Logan Operators/Airfield Land-Use Planning
- Asset/Area Optimization and Repurposing
- Worcester Rebound
- Hanscom Operating Break-Even

Maritime

- Full Global Connectivity & Diversified Service Mix
- Infrastructure Modernization
- Cruise Rebound
- Financially Self-Sustaining

Real Estate

- Asset Optimization and Diversification
- Expanding the *Massport Model*
- Growth and Support of Maritime Industries and the Seafood Cluster
- Public Realm and Placemaking

Authority-Wide

- Safety, Security & Health
- Financial Sustainability
- DE&I (Internally and Externally)
- Workforce Sustainability
- Climate Action Plan
- Technology Plan
- Operational Efficiency
- Transportation Access and Mobility
- Community Partnerships
- Telling our Story

Maintain safe, secure and healthy facilities

- Improved Massport's cyber security posture and ability to respond to an attack or incident
- Conducted trainings and assessments across all facilities to prepare staff and business partners for a security incident
- Improved safety at our Maritime facilities
- Raised awareness about Drone safety to protect aviation and maritime facilities

Generate economic impact for the Commonwealth

- Advanced strategic capital investments at Logan Airport
- Added new non-stop international destinations
- Advanced Worcester Regional Airport's rebound strategy
- Expanded Conley Terminal's global connectivity and completed key terminal modernization projects
- Accomplished Flynn Cruiseport Boston rebound strategy

Enhance the customer experience

- Restored Logan Express services and increased ridership
- Improved Ride-App operations
- Enhanced the customer journey at Logan
- Launched major overhaul of Massport website

Improve financial and operational performance

- Exceeded revenue and margin targets
- Restored discretionary revenue sources
- Improved Hanscom Field's financial performance
- Initiated plan to optimize the CIP process and capital delivery

Embed DE&I into our organizational DNA

- Expanded the *Massport Model* with mixed-income housing project in South Boston
- Achieved 50% goal for Charitable Giving to organizations predominately serving people of color
- Partnered with outside organizations to develop a diverse pipeline of talent
- Celebrated diversity within Massport

Advance our environmental leadership

- Increased EV's at the Rental Car Center to 1,000+
- Converted 65 State Police vehicles to hybrid cruisers, purchased new electric pick-up trucks, and tested electric street sweepers, fork lifts and tractors
- Initiated studies to decarbonize our entire fleet of vehicles and equipment and convert Logan's Central Heating Plan to cleaner technology
- Joined the Northeast Regional Hydrogen Hub Proposal and the MIT Zero Impact Aviation Alliance

Bring about digital transformation

- Advanced plan to consolidate HR and Financial systems to single Oracle platform
- Deployed new content management platform for all digital signs
- Implemented DocuSign Authority-wide

Maintain strong relationships with business partners, customers, stakeholders, elected officials, surrounding communities and employees

- Collaborated with MassDOT, MBTA and business partners to plan and prepare for the Sumner Tunnel closure
- Broke ground on Piers Park II
- Completed labor negotiations for expiring union contracts
- Supported the Maritime industry and South Boston Seafood Cluster with new public realm display at the Boston Fish Pier
- Launched Massport People Strategy

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MASSACHUSETTS PORT AUTHORITY

Report of the Director of Aviation
Ed Freni

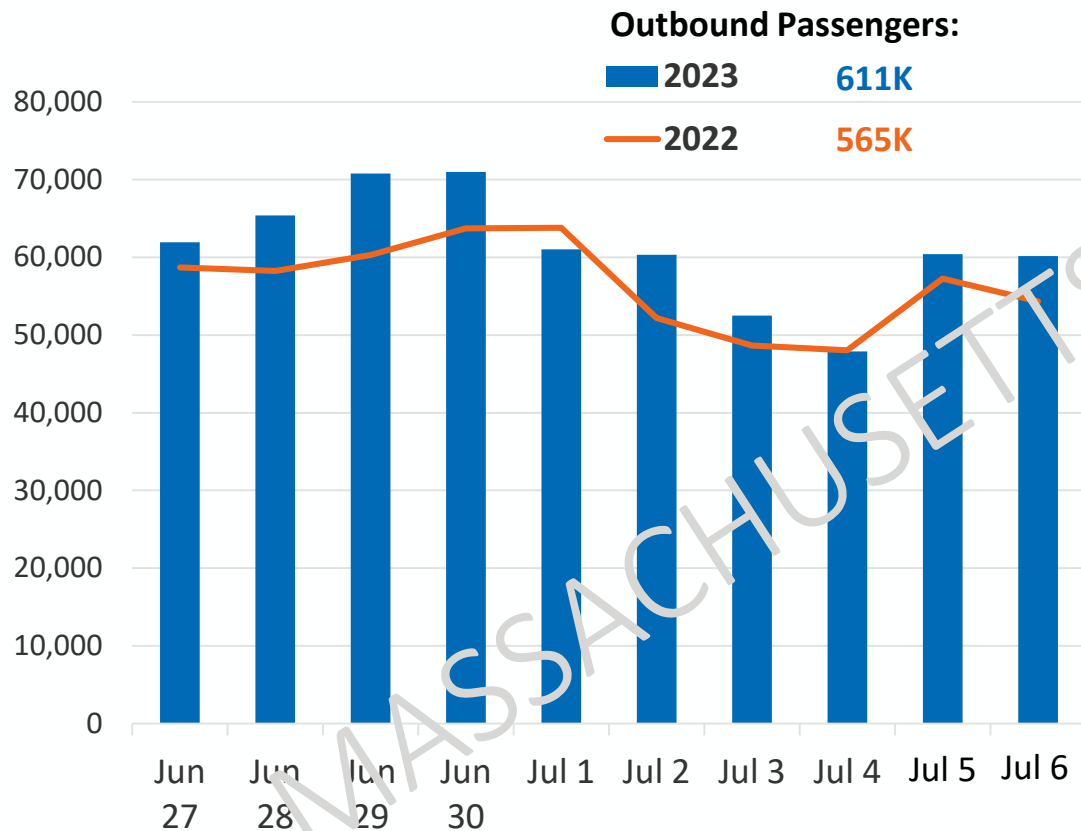
Logan Airport passenger activity levels – June 2023 and FY2023

Logan Activity Summary June 2023

	Month			Fiscal Year Ending June		
	2023	2022	% Change	2023	2022	% Change
Passengers	3.7M	3.4M	9.3%	39.2M	31.1M	26.0%
Aircraft Operations	34.1K	33.7K	1.2%	396.5K	342.0K	15.9%

Logan Airport served 611K outbound passengers for the Independence Day holiday period, exceeding the 2019 holiday volume

Logan Screened Passengers
July 4th Holiday 2023 vs 2019



- Overall passengers (10-day total)

- Up 8% vs 2022

- Up 1% vs 2019

- Approximately 71,000 passengers screened on June 29 and June 30, the highest daily counts since September 2019

JetBlue terminates the Northeast Alliance with American Airlines

- On June 29, JetBlue Airways informed American Airlines that they will terminate its partnership in the northeastern U.S. (NEA) after a federal judge ruled the agreement was anticompetitive
- American Airlines will still appeal the ruling
- JetBlue will focus on its deal to acquire Spirit Airlines, a deal the Justice Department sued to block earlier this year



Logan Airport's Chase Sapphire Lounge highlighted in the Wall Street Journal



Chase opened its first full-service U.S. lounge at Boston's Logan International Airport in May.



By [Dawn Gilbertson](#) [Follow](#) | Photographs by Tony Luong for The Wall Street Journal
July 18, 2023 9:00 pm ET

[SAVE](#) [SHARE](#) [TEXT](#)

BOSTON—The never-ending fight for the hearts and wallets of big-spending travelers has a new battleground overlooking Boston Harbor.

The 12,000-square-foot lounge that opened at Boston's Logan International Airport in May is an exclusive escape for travelers paying \$550 a year for the Chase Sapphire Reserve credit card. There's a taproom with local beer, as well as Osaki [massage chairs](#), a playspace for kids, showers, a coffee bar with cold brew on tap and made-to-order meatball sandwiches from Boston chef Douglass Williams.

- Opened at Logan Airport in May 2023
- The first Chase Sapphire airport lounge
- Located in the B-C Connector between Gates 30 and 40



Worcester Regional Airport ended FY23 with more passengers than FY19

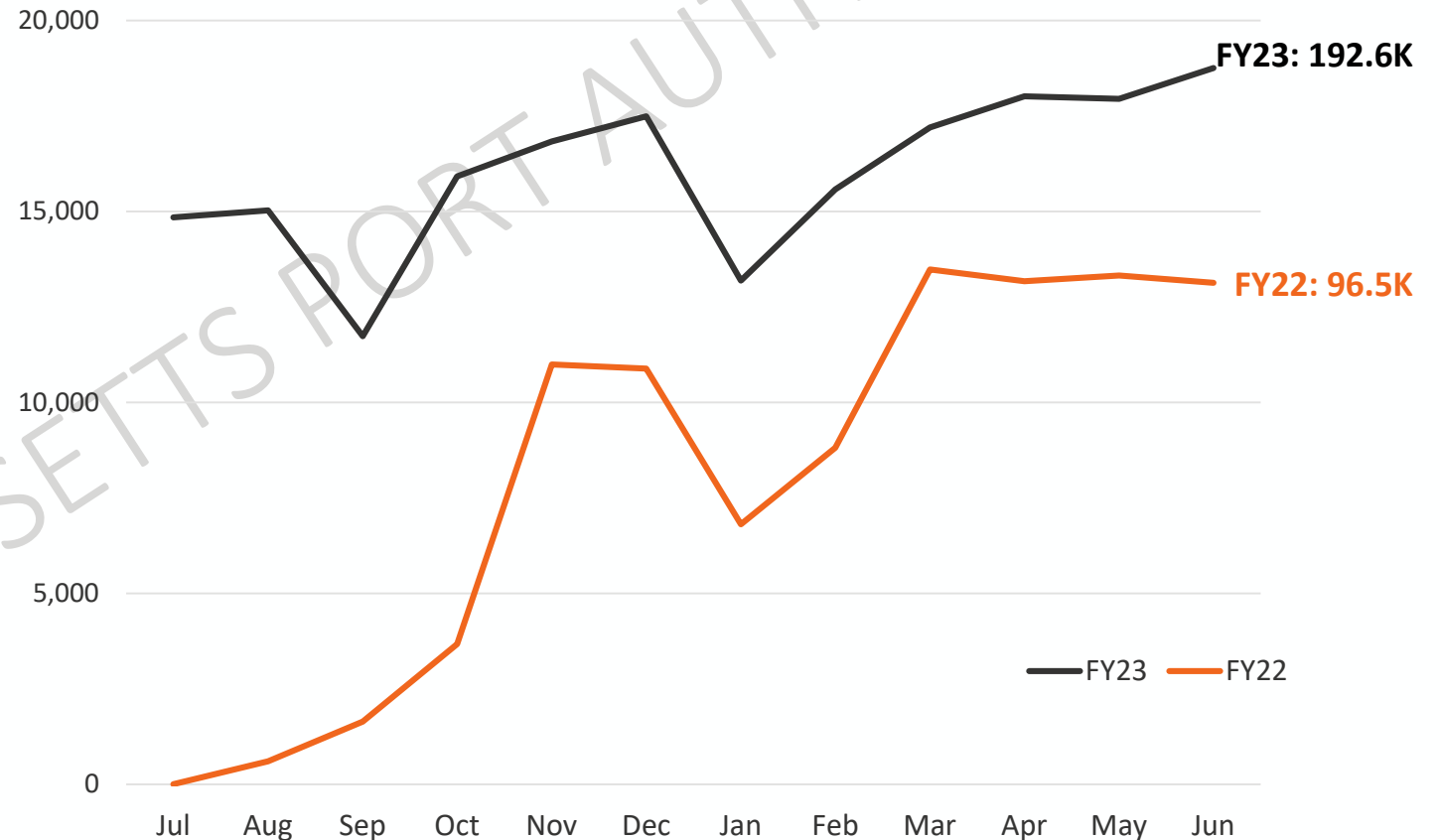
Month:

- 18,800 passengers
 - Up 43% over 2022
 - Up 26% over 2019

FY23:

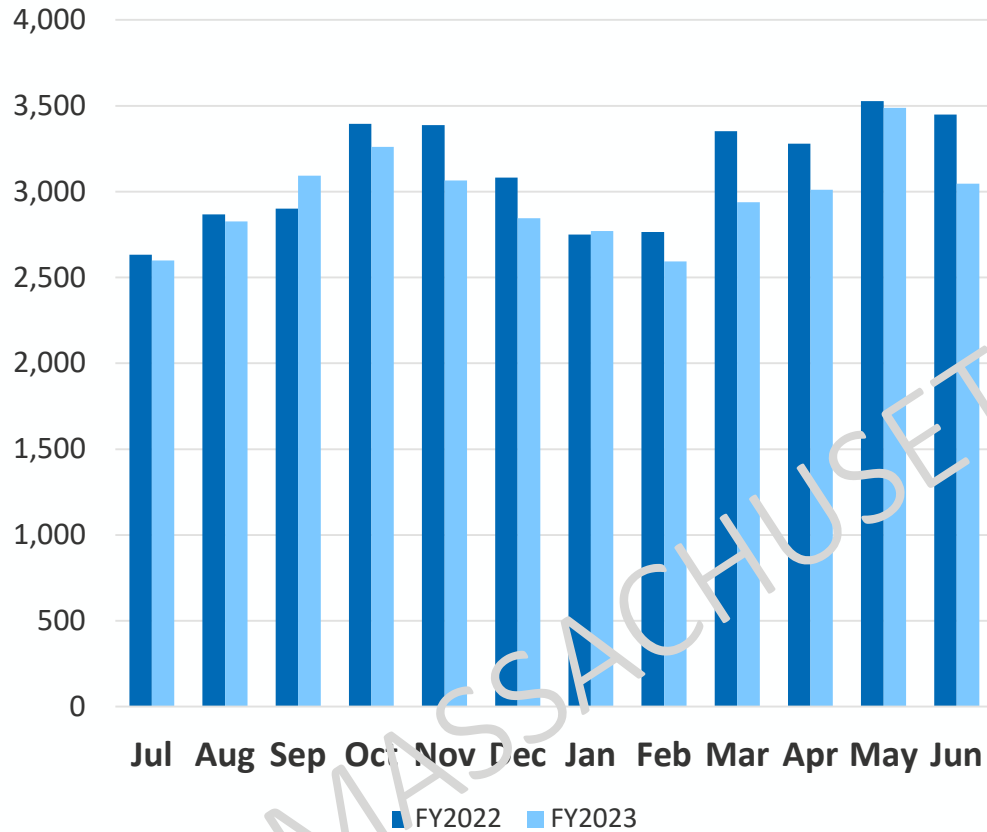
- 193,000 passengers
 - Up 100% compared to FY 2022
 - Up 6% compared to FY 2019

Worcester Regional Airport Passengers



Hanscom jet activity continues to normalize after the COVID-related increase bump, but still exceeds pre-pandemic levels

Hanscom Field
Jet Operations



June Activity:

	Jets	Total
Operations	3,000	11,000
Chg vs 2022	(12%)	(11%)
Chg vs 2019	11%	(9%)

FY2023 Activity:

	Jets	Total
Operations	35,500	122,700
Chg vs 2022	(5%)	(1%)
Chg vs 2019	14%	0.4%



Report of the Director of Maritime
Joe Morris

The shipping industry is taking steps forward to reduce carbon emissions

Ship Technology

News | July 7, 2023

IMO adopts new net-zero plan for "close to 2050"

The new plan was adopted unanimously but the IMO said it was just the start.

By Patrick Atack



Nearly 2,000 delegates attended the MOPC in London, either in person or remotely. Credit: IMO.

- The International Maritime Organization (IMO) adopted a new plan in early July to reduce greenhouse gas emissions (GHG) from global shipping
- The 2023 IMO Strategy includes the ambition to reach Net Zero close to 2050 and commits to ensure an uptake of alternative zero and near-zero GHG fuels by 2030
- Targets along the way include a 20% GHG cut by 2030 and at least 80% by 2040

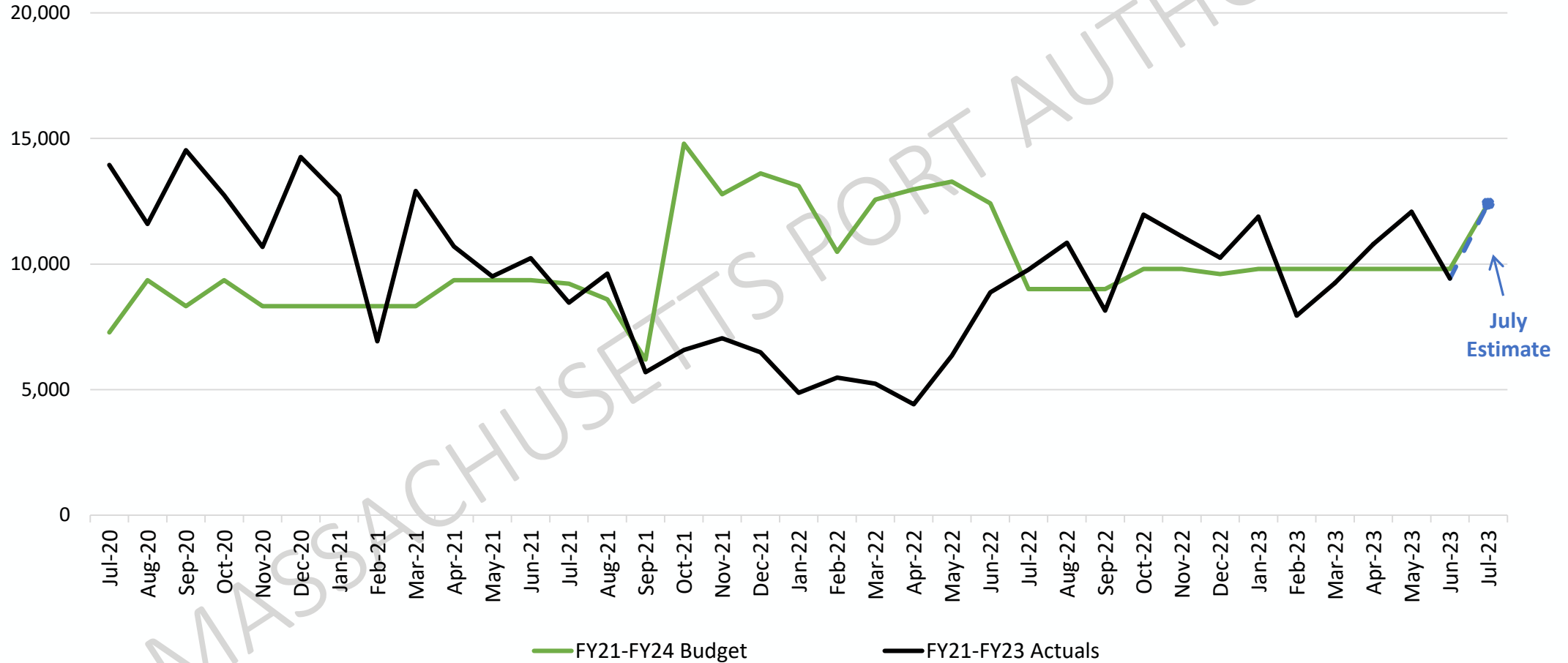
Massport continues to promote Conley Terminal's strong value proposition - *consistent service, high weekly frequencies, and expanded global connectivity*

- Recent new business wins from large importers in Massachusetts and New Hampshire
 - Footwear
 - Golf apparel
 - Auto parts
- Team focused on expanding into new verticals, identifying opportunities with medical devices, life sciences, and strategic freight forwarder partnerships
- Dozens of potential customers have toured the Port this summer to see the facilities and learn about Conley's value proposition

Conley Terminal Strategic Initiatives 2023 and Beyond	
✓	1. Deliver on the value proposition consistently
✓	2. Provide diversified carrier offerings and global connectivity
✓	3. Expand incentive programs for importers and exporters
✓	4. Recapture New England market share
	5. Restructure ocean carrier contracts

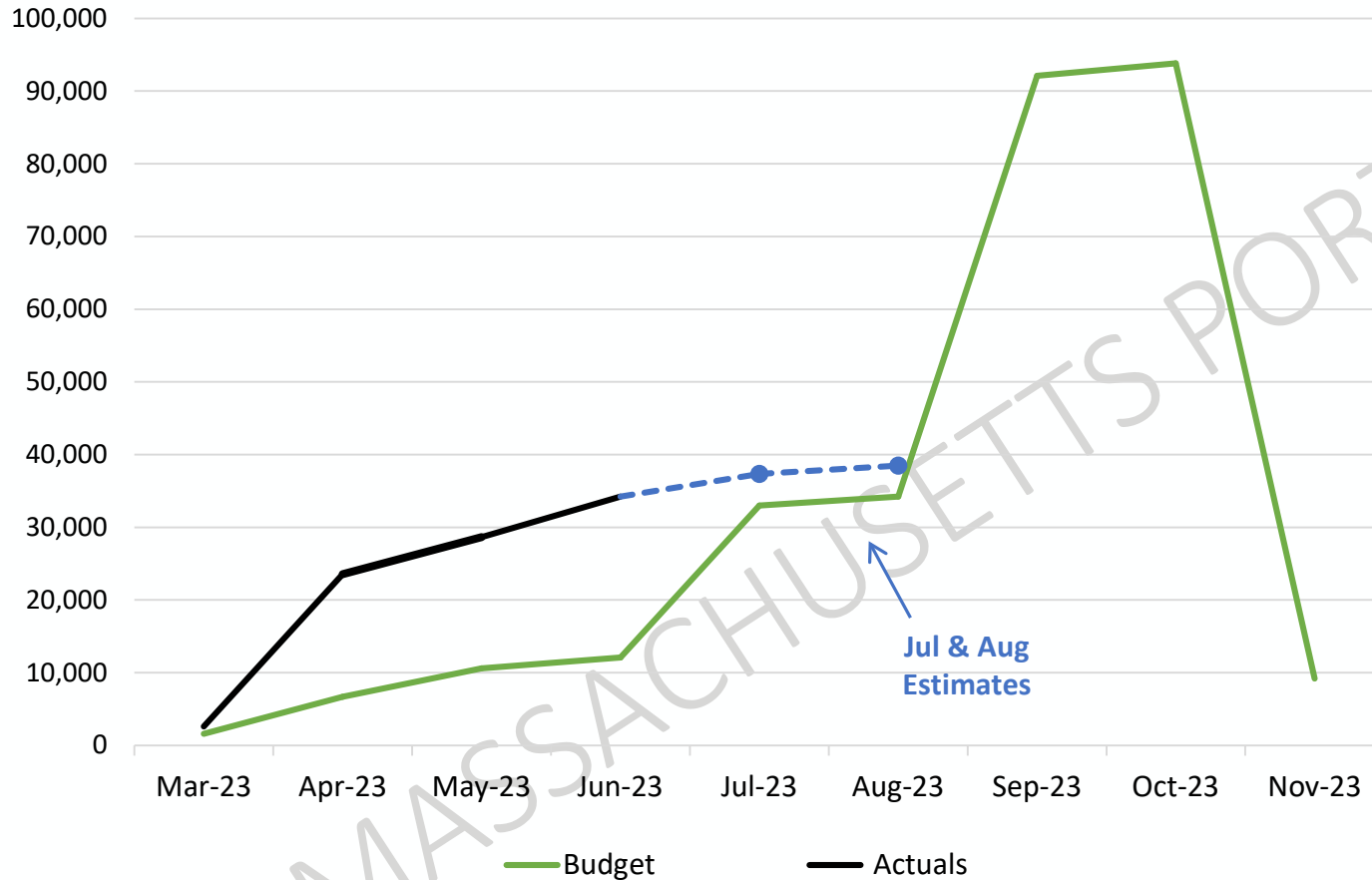
Conley Terminal serviced 9,400 containers in June and finished FY23 with over 123,000 containers – 56% higher than FY22 and 7% higher than budget

Conley Terminal Volumes FY21-FY24



Flynn Cruiseport Boston welcomed eleven cruise ships in June and 89,000+ cruise passengers to date in 2023

Flynn Cruiseport Passengers CY21-CY23



- Flynn Cruiseport Boston ended FY23 with more than 355,000 passengers

Cruise Season Ship Calls

Months	Home Ports	Ports-of-Call	Total	%
Spring (actual)	13	3	16	11%
Expected:				
Summer (Jun-Aug)	22	12	34	22%
Fall (Sep-Nov)	23	77	100	67%
Total	58	92	150	100%

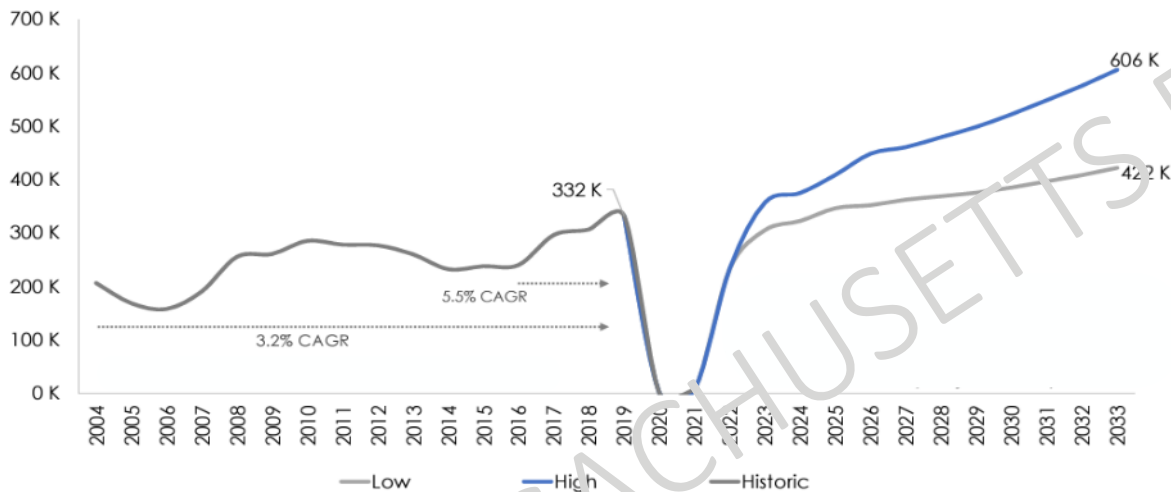
Cunard's *Queen Mary 2* continued its annual tradition to call Flynn Cruiseport Boston on the Fourth of July



- The *Queen Mary 2* has been calling Boston on the Independence Day holiday since 2006, joining the City and Commonwealth in celebrating this national holiday
- The cruise ship brought 2,400+ passengers to Boston and the Commonwealth to enjoy the holiday festivities
- The *Queen Mary 2* will be back in Boston for the July 4 holiday in 2024

Massport participated in the 23rd annual Cruise Canada New England Symposium, promoting cruising from Boston

Canada/New England Market Projections
2023 – 2033



Source: Bermello Ajamil



- Over 230 professionals from the cruise industry and the greater Canada/New England tourism sector attended the symposium in Quebec City
- Massport met with all its major cruise lines to discuss long-term strategic planning, supporting the travel/tourism sector for the City and Commonwealth
- Massport staff moderated a panel on sustainable development and tourism practices with leaders around the cruise industry

Report of the CEO
Lisa Wieland

Massport held its annual One Massport meeting and Outstanding Achievement Awards ceremony with keynote speaker Governor Healey



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Massport launched the Worcester Regional Airport Summer Break marketing campaign

Print

TRAVEL SMART THIS SUMMER
FlyWorcester.com

Make Worcester Regional Airport your first stop for summer travel.

With MassDOT's Summer Tunnel Restoration Project closing the tunnel for two months starting July 5th, we're here to help you get to your destination.

Enjoy \$7 daily parking, faster check-ins, and nonstop flights to NYC, Fort Lauderdale, and Orlando.

Make your summer travel easier when you Fly Worcester.

For more travel info go to FlyWorcester.com

jetBlue

worcester regional airport
 POWERING WHAT'S POSSIBLE



Outdoor

TRAVEL SMARTER THIS SUMMER
FlyWorcester.com

DIRECT FLIGHTS TO FLORIDA AND NYC

jetBlue

worcester regional airport

Radio



Social Media

Worcester Regional Airport

Make your way to sunny Fort Lauderdale or Orlando with daily nonstop flights.

DISCOVER A SMARTER WAY TO SMOOTH SAILING

Worcester Regional Airport

Make your way to the wonderful sights and sounds of NYC.

DISCOVER A SMARTER WAY TO NYC ADVENTURES

Travel smarter
 Book your nonstop flight Explore Now

Book your nonstop flight
 Fly straight out of Worcester Explore Now

Worcester Regional Airport
 June 21 at 9:30 AM

It's here! JetBlue's daily service to #Orlando is back! Please say hello to our friends at Orlando International Airport (MCO) for us!

A JetBlue airplane is parked on a tarmac under a cloudy sky. A ground crew member in a high-visibility vest stands in front of the plane. A large blue banner with white and orange text is overlaid at the bottom.

Welcome back, Orlando!

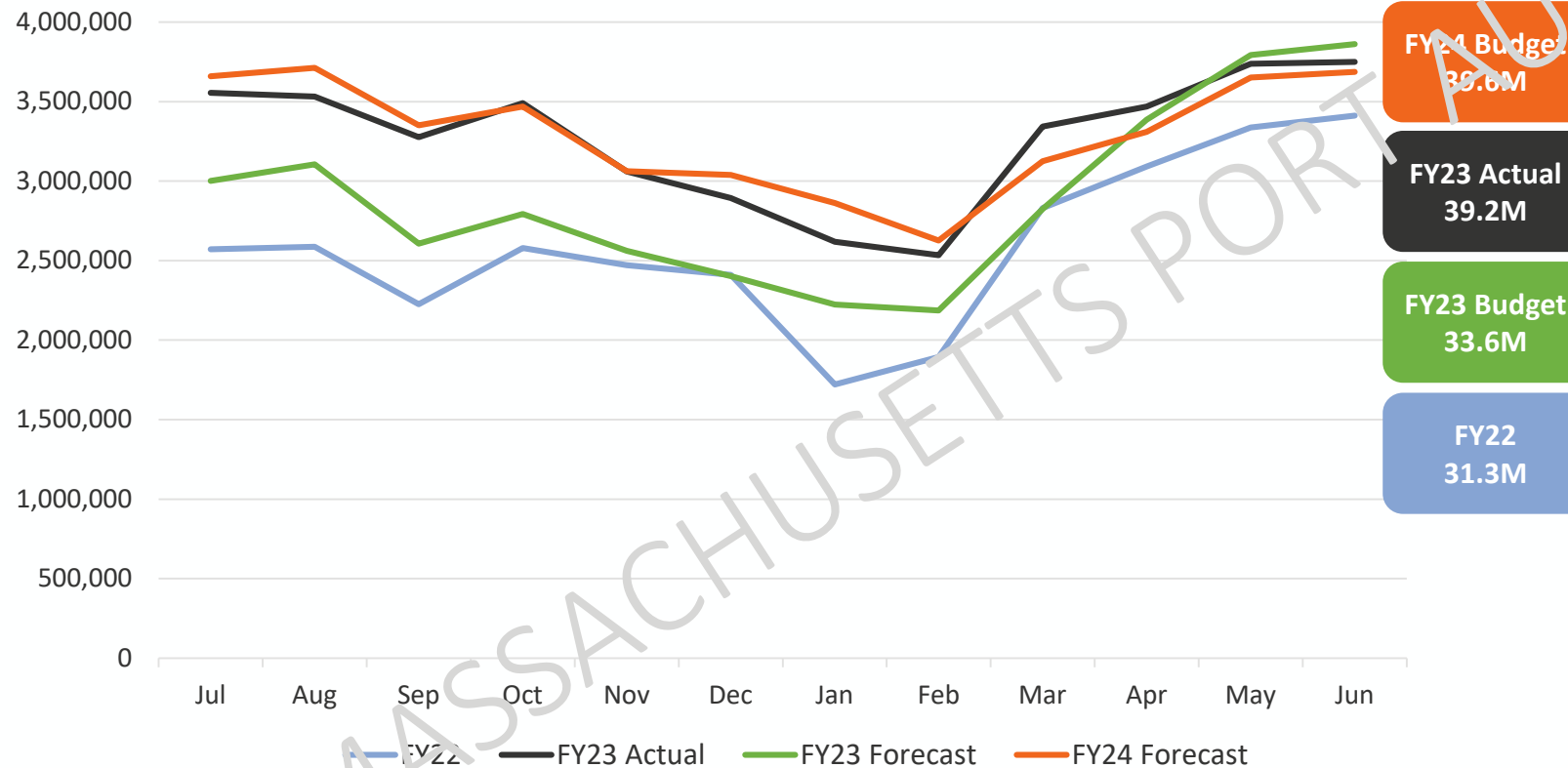
Logan Airport will be the gateway for the 114th NAACP National Convention in Boston this Summer



Logan ended FY2023 with 39M+ passengers, ahead of FY22 and Budget

Logan Passengers

Actual vs. Budget and Prior Year



Actual FY23

- 18% ahead of Budget
- 26% ahead of FY22

Outlook

- Strong leisure demand
- Business travel may have plateaued
- Asia travel demand still lagging
- Airlines face supply challenges: pilot shortages, delayed aircraft deliveries
- FAA faces air traffic controller shortages
- Economic uncertainty persists with a slowdown or recession predicted in late 2023 to early/mid 2024



Financial Performance: May 2023

Activity Highlights

- Logan served 3.7M passengers
- Conley Terminal processed 12,100 containers
- Real Estate revenues exceeded plan by \$0.4M
- Expenses were \$2.9M above budget

Financial Results

Revenues	\$96M
Expenses	<u>(\$79M)</u>
Contribution	\$17M

May net contribution was transferred to the Capital Program fund per the June Board vote

Massport was awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting



- The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting
- It recognizes Massport's financial transparency and full disclosure of its annual financial performance, overall fiscal health, and operating results
- Bond rating agencies, bond buyers, and other third parties consider the award when evaluating Massport's financial condition
- This is Massport's 22nd consecutive GFOA award

Massport is partnering with the International Brotherhood of Electrical Workers Local 103 on an apprenticeship program

- Local 103 oversees robust Apprenticeship Program through the Joint Apprentice Training Center (JATC)
 - Five year program with class sizes of 300-400 apprentices selected from 2000+ applicants
 - Apprentices take state test at end of program and become licensed Journeyman Electricians
- Massport will hire an apprentice from a surrounding community who has been accepted to the JATC
 - Apprentice will be a Massport employee subject to benefits/policies/CBA



Next Steps

- Identify candidate(s) for apprenticeship program
- Hire apprentice by end of August to coincide with JATC year

Massport awarded the 2023 Diversity STEM and Memorial Scholarships and David W. Davis Memorial Internship

- Two students from Revere and Worcester were awarded \$5,000 Diversity STEM scholarships
- Four students from East Boston and South Boston were awarded \$5,000 Memorial scholarships in honor of former Massport employees
- Since 2011, Massport has awarded more than \$280,000 in scholarships to 90 students from neighboring communities
- The David W. Davis Memorial Internship, a paid public service opportunity at Massport, was awarded to a Winthrop college student this year



Kevin Dorr, Michalena Capogreco, Sara Lopez Alvarez, Riley Joyce, Emmanuel Torto and Mazer Ali

Massport exceeded its DE&I goal for Charitable Contributions for FY23

Contributions

- **FY23 DE&I Goal:** Award **50%** of Massport's Charitable Contributions Program budget to organizations that serve predominately people of color
- **FY23 Actual:** **56%** of funds awarded to organizations or programs that serve predominately people of color
- 55 organizations received grants totaling \$256,600
 - 27 organizations serving predominately people of color received grants totaling \$144,600
 - 22 organizations are run by or have a person of color on the executive leadership team

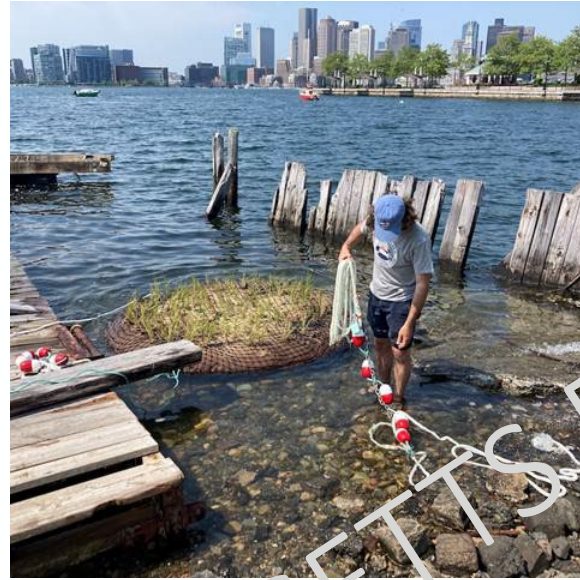
Funded Organizations in Q4 Meeting DE&I Goal:



Other Funded Organizations in Q4:



Stone Living Lab has begun deploying prototype vegetation mats for the Emerald Tutu project at the Boston Harbor Shipyard and Marina (BHSM) in East Boston



- The Emerald Tutu is envisioned as a series of interconnected rings of circular vegetation mats that act as floating wetlands to absorb wave energy and mitigate coastal flooding
- Prototype mats are being deployed by Stone Living Lab at the BHSM as part of a research project funded by the National Science Foundation
- Emerald Tutu is hosting some engagement activities over the next few months to educate the public about the project

**THE EMERALD TUTU
UNTUCKED!**

MONDAY JULY 24TH ← **NEXT MONDAY!!!!**
TUESDAY AUGUST 29TH **SEE YOU THERE**
FRIDAY SEPTEMBER 22ND **4:00 TO 7:00**
THURSDAY OCTOBER 19TH

SAVE THESE DATES FOR FUN BEHIND-THE-SCENES GATHERINGS WITH SNACKS & REFRESHING DRINKS
LEARN ABOUT NATURE-BASED INFRASTRUCTURE MATERIALS AND METHODS, WHAT WE DO AND HOW WE'RE DOING IT!

172 CONDOR ST, EAST BOSTON MA
* SOME PARKING AVAILABLE * OR WALK/BIKE FROM "WOOD ISLAND" BLUE LINE Ⓜ

Massport is building a culture of sustainability and innovation, a key pathway for achieving our Net Zero goals



- Two employees designed and installed timer systems on spray fountains in the play areas at Piers Park and Bremen Street Park
- The devices allow the public to activate the fountains when in use and automatically shut them off after a certain length of time, conserving thousands of gallons of water

Runway 15R-33L at Logan Airport will close next month for rehabilitation and safety enhancements

Logan Airport
Runway 15R-33L



Runway closure: August 14, 2023 for approx. 100 days

Project Scope:

- Runway pavement removal and resurfacing
- Electrical infrastructure, re-circuitry and fixture installation
- Geometry improvements
- Pavement markings and grooving

Community and Passenger Outreach:

- Held Public Virtual Community Information Session – June 13, 2023
- Briefings to elected officials, Massport CAC, East Boston community groups, Winthrop Town Council, Revere City Council and other communities
- Press release regarding the construction and runway closure
- Updated website/social media posts and text alerts

Sumner Tunnel Update

Lisa Wieland and Joel Barrera

July 20, 2023



Two weeks into the tunnel closure, Massport continues to support MassDOT's critical infrastructure project while balancing our mission and broad range of stakeholders

Sumner Tunnel Closure:

- 24/7
- July 5 to August 31

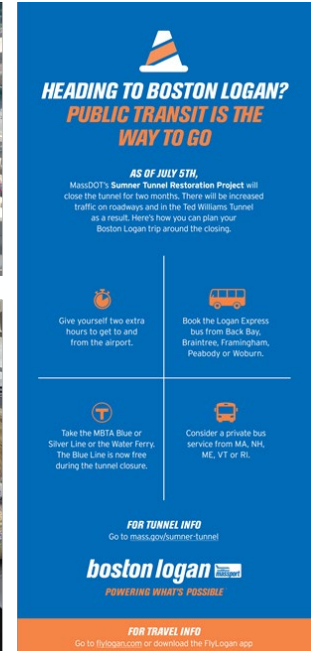
Key Issues/Concerns:

- Public safety
- Impact on surrounding communities
- Disruptions to passengers and cargo/freight
- Implications for the broader aviation system



We are using all available tools, options and resources to mitigate tunnel closure impacts

- Expanded transit options** to encourage airport passengers and workforce to use transit
 - New, expanded Silver Line 1 fleet
 - Additional direct shuttle services from MBTA Blue Line Airport Station and improved wayfinding
 - New Logan Express Employee site in Quincy, which increases capacity for passengers at Braintree Logan Express
 - Expanded cover bus fleet to improve LEX and shuttle schedule reliability
 - A 25% discount for online Logan Express tickets
 - Enhanced real-time bus arrival time information for SL1, Airport Shuttles, and Logan Express at curbs and baggage claims, and on FlyLogan and transit apps
 - A new Logan Airport stop to the Winthrop Ferry
 - Water transportation incentive - “Ticket to Skip to the Front of the Line” for airport checkpoint screening
 - A new early morning shuttle service from Wonderland MBTA station, *effective August 1*
- Traffic management tools** to ease regional and airport roadway congestion
- Additional passenger support** with Public Service Representative and Ground Transportation Agents deployed at the terminals, curbs and garages
- On-going extensive outreach** to airport passengers through multiple media channels



**HEADING TO BOSTON LOGAN?
PUBLIC TRANSIT IS THE
WAY TO GO**

AS OF JULY 5TH,
MassDOT's Summer Tunnel Restoration Project will close the tunnel for two months. There will be increased traffic on roadways and in the Ted Williams Tunnel as a result. Here's how you can plan your Boston Logan trip around the closing.

- Give yourself two extra hours to get to and from the airport.
- Book the Logan Express bus from Back Bay, Braintree, Framingham, Peabody or Woburn.
- Take the MBTA Blue or Silver Line or the Water Ferry. The Blue Line is now free during the tunnel closure.
- Consider a private bus service from MA, NH, ME, VT or RI.

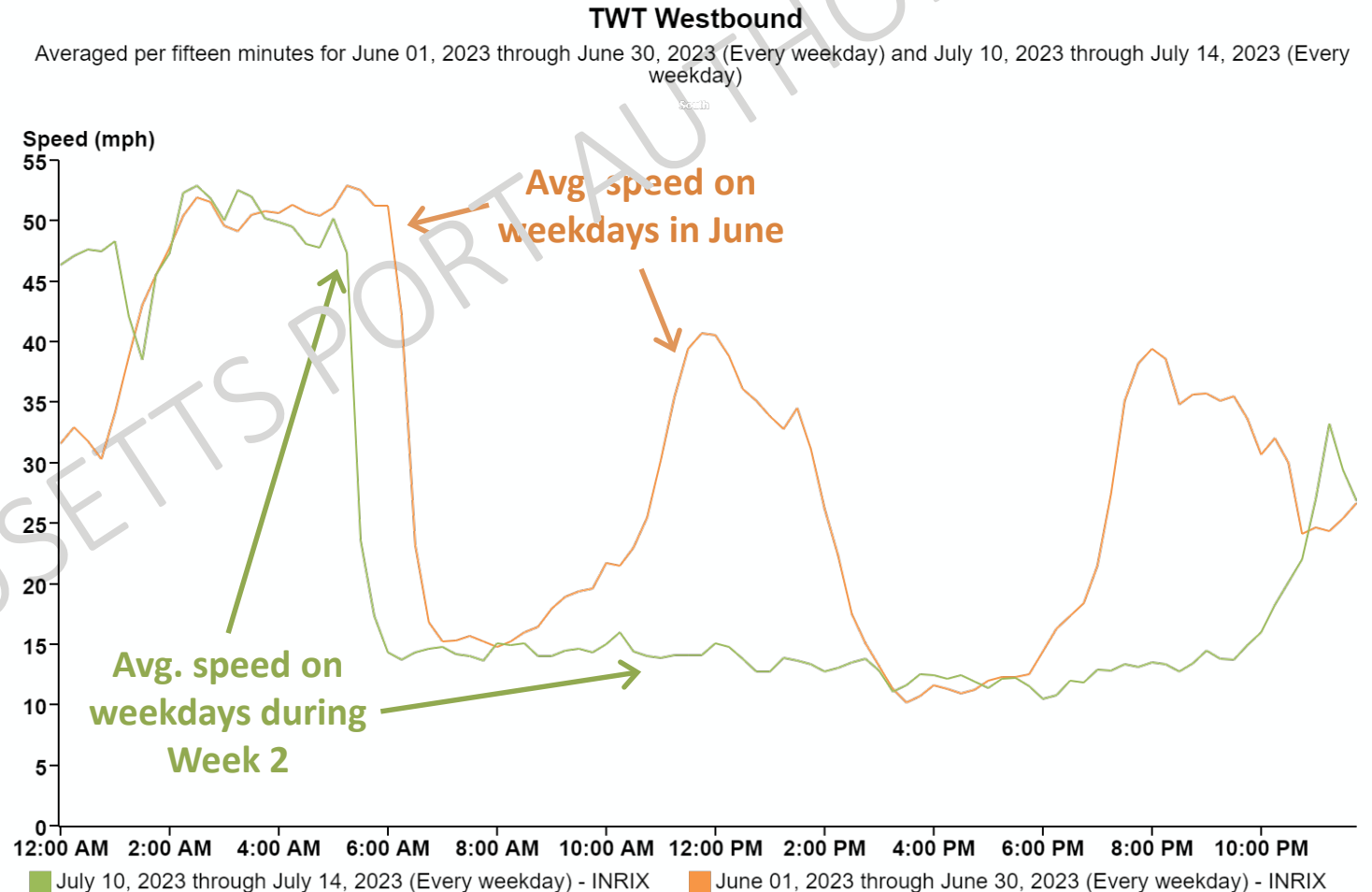
FOR TUNNEL INFO
Go to mass.gov/summer-tunnel

boston logan
POWERING WHAT'S POSSIBLE

FOR TRAVEL INFO
Go to flylogan.com or download the FlyLogan app

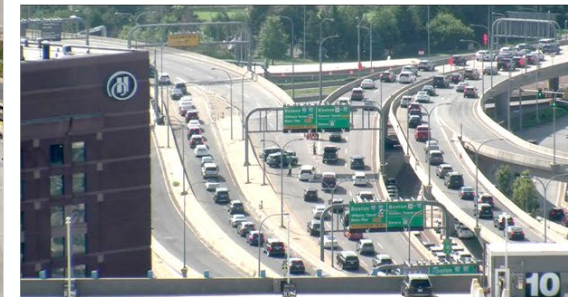
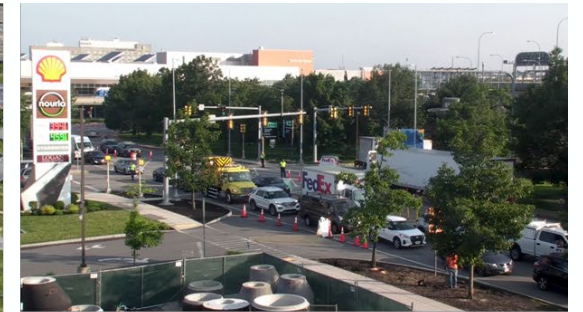
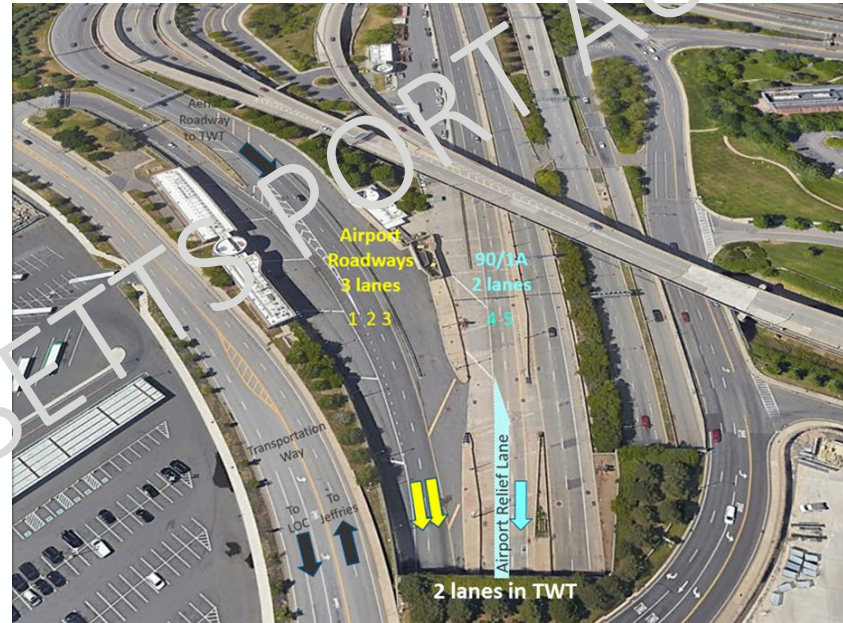
During weekday closures, congestion in the Ted Williams Tunnel - Westbound (TWT-W) begins earlier than usual and lasts throughout the day

- Slowdowns in the TWT-W begin around 5:30AM instead of 6:00AM
- Tunnel congestion lasts throughout the day from approximately 6:00AM to 10:00PM with speeds averaging 15 mph
- Speeds on airport roadways are generally lower than the speed in the tunnel due to vehicles merging from five to two lanes at the tunnel entrance
- Despite additional congestion, mitigations appear to be working – **no indications from airlines that flight crews or passengers are missing their flights**



MassDOT and State Police are closely coordinating and deploying traffic management tools to ease congestion on regional roads and maintain safety on airport roads

- **“TEC” Roadway Reconfiguration:** simplifies operations at the Jeffries St. and Porter St. intersections on Transportation Way and prioritizes bus/freight/emergency vehicles
- **Airport Relief Lane for TWT-W:** creates an easier merge to the TWT-W for vehicles coming from airport roadways
- **Intermittent diversions to Rt. 1A North:** temporary closure of airport ramp to TWT-W prevents gridlock conditions on terminal roadways
- **Infrequent closures of Rt. 145 Exit off Rt. 1A N:** prevents gridlock conditions on terminal roadways; deployed only when needed and includes a signed East Boston detour route through airport roadways to minimize community disruptions



Preliminary data indicate that transit ridership is up

Transit Ridership Trends Week 2 (July 10-14) vs. Pre-Closure (June 1-July 4)

- Robust growth in Blue Line and Silver Line 1 ridership (awaiting final numbers from the MBTA)
- Logan Express riders up 21%
 - Braintree/Quincy 21%
 - Framingham 22%
 - Peabody 20%
 - Woburn 21%
 - Back Bay 20%



Summary

- Close collaboration with MassDOT, the MBTA and others will continue throughout the closure
- Massport's extensive communications/media campaign is on-going
- We continue to be agile and make adjustments as needed

Safety and Security

MASSACHUSETTS PORT AUTHORITY



Massport hosted a week of joint fire rescue training at Conley Terminal

MPA Fire Rescue and Boston FD conducted training to exercise rescue/recovery procedures while working at heights



Key objectives

- Response procedures within the terminal
- Unified Command
- Communications
- Technical high angle rescues
- Recovery operations and medical aid
- Marine Unit responses

Takeaways

- Enhanced understanding of roles and capabilities for each department
- Allowed Boston FD and their Urban Search and Rescue Team to become familiar with the facility
- Reviewed response to active shooter and mass casualty scenarios
- Coordinated marine resources in support of a crisis or life safety operation

Response to a Hazardous Materials (HAZMAT) incident scenario brings together Unified Command partners at Conley Terminal

Challenges and implications of responding to a container ship fire with HAZMAT was evaluated

Background

- Scenario based on a May 2021 cargo ship fire off coast of Sri Lanka in which 1,486 containers with chemicals caught fire
- Participants included: Massport Police, Maritime Operations, Fire Rescue, State Police, Boston Fire, Boston Police, Boston EMS, and CBP as well as respective Marine Units
- Major points of emphasis: incident command, communications, safety

Response Priorities

- Evaluation of the impacted area(s) and type of HAZMAT will determine response priorities
 - Obtaining cargo manifests from CBP is critical to determining safest way to respond and manage the scene
 - Will dictate location of the command post, unified command, and responder staging
- Evacuation of Conley Terminal and surrounding areas will require a coordinated effort to systematically move people to safety while coordinating emergency responder access and activities

Considerations

- Interoperability of public safety radio communications is vital
- Responsibilities within Unified Command to a HAZMAT response are significant, including direction of specialized teams as well as coordination of evacuation plans for both the terminal and surrounding areas



Cargo ship offloading at Port of Newark kills 2 firefighters, injures several others

Vessel was carrying approximately 1,200 vehicles and 157 containers

- Fire broke out in multiple vehicles on the 10th floor of the docked ship, spread to at least two floors while crew and local stevedores were moving vehicles, and continued for multiple days
- Firefighters became trapped while fighting the fire
- U.S. fire hoses (2 inch) were not compatible with the European ship (1 inch) connections
- USCG reports no hazardous cargo or electric vehicles were on board
- Incident demonstrates the unique challenges posed by cargo ship fires
 - Lack of training of firefighting on large ships, access for firefighters, extreme heat inside a burning vessel, combustibility of cargo, toxic fumes, familiarity of vessel layout, hazmat escalation, international fire standard/equipment differences aboard ships

Massport's Safety & Security team proactively prepares for similar incidents

- Joint training and familiarization of Conley terminal with Boston Fire Department
- Cargo ship HAZMAT fire exercise
- Electric Vehicle fires in parking garage training
- Lithium ion battery fires in aircraft passenger cabins
- Lithium Ion Battery Hazards Working Group formed in 2023 to research best practices and lessons learned
 - Develop a training program for response to lithium ion battery fires
 - Focus on dense environments such as parking garages, airside, street-side and on aircraft



Massport continues to support airline preparedness training

American Airlines conducted their 2023 Safety Fair, including an Active Shooter Workshop provided by Massport

- Review of BOS Active Shooter Plan
- Communicated the role and responsibilities of airline employees in supporting an integrated response
- Re-enforced key principals:
 - De-escalation and conflict resolution techniques
 - “See Something, Say Something” – never hesitate to alert law enforcement
 - “Zero responders” – airline employees may need to administer life-saving first aid
 - “Run, Hide, Fight ” – lead others to safety if an option
 - Locations and use of AEDs and Trauma Kits

Key takeaways for employees:

- Incidents can evolve quickly – assist by staying calm and guiding passengers
- When calling for help, communicate clearly and efficiently with as much detail on the situation and location as possible
- Law enforcement assistance may be needed to help clear ‘back of the house’ spaces
- Knowledge is power - communicate plans to employees



Real Estate and Strategic Initiatives

MMT Update

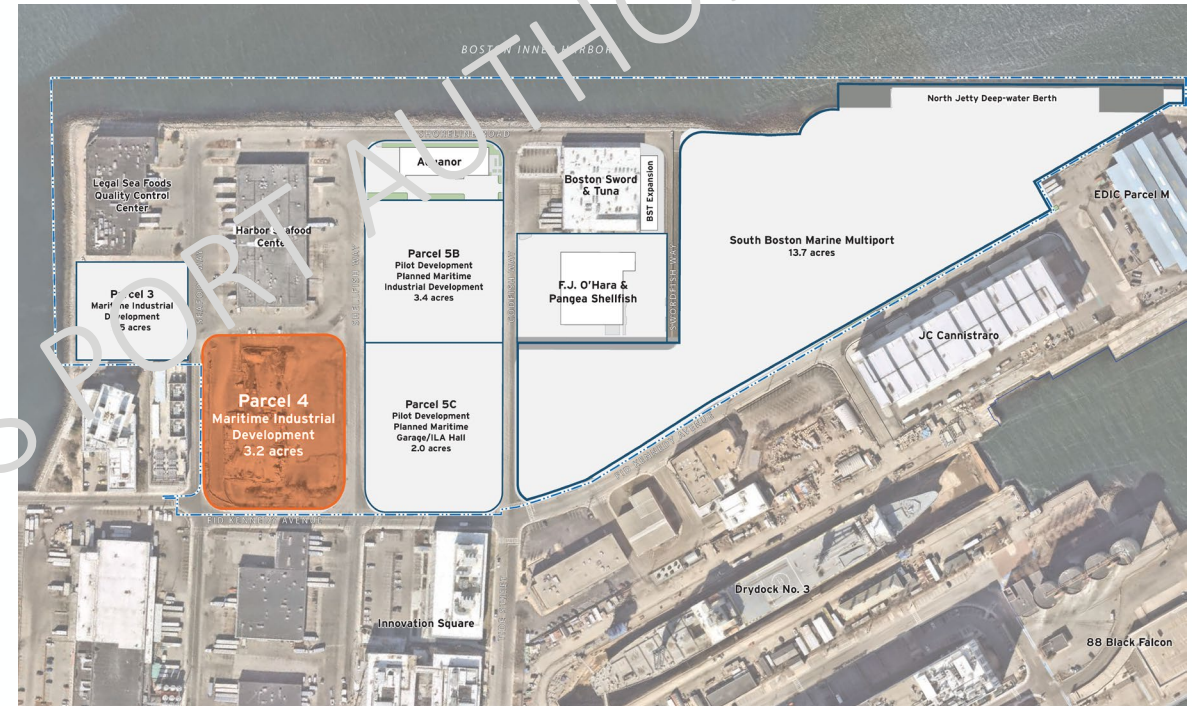
Andrew Hargens

July 20, 2023



Upcoming RFI will solicit preliminary development concepts for Parcel 4, targeting maritime industrial/seafood processing uses with a preference for seafood uses

- Parcel 4 highlights
 - 3-acre site just north of Fid Kennedy Avenue
 - Build-out may include up to 200,000 sf over four floors, with flexibility for upper floor general industrial use, provided it is necessary to subsidize ground floor maritime industrial/seafood processing uses
 - Contingent on the completion of the Ray Flynn Marine Park Master Plan Update and amendment of the Massport/EDIC MMT ground lease
- RFI will encourage consideration of DE&I, sustainability, and resiliency strategies



RFI objectives and next steps to inform a future procurement process

RFI Goals

- Test market demand for maritime industrial/seafood processing and/or mixed-use development at the MMT
- Gauge how many entities are capable of proceeding with projects given current market conditions for maritime industrial space, escalating construction costs, and challenging financing markets
- Improve understanding of potential development concepts that could strengthen South Boston seafood cluster and the broader maritime industry
- Lay groundwork for a successful RFP selection process in 2024

Timeline *(tentative dates in italics)*

- Issue RFI July 2023
- Response deadline September 2023
- *Issue RFP* October 2023
- *RFP response deadline* December 2023
- *Selection* Summer 2024

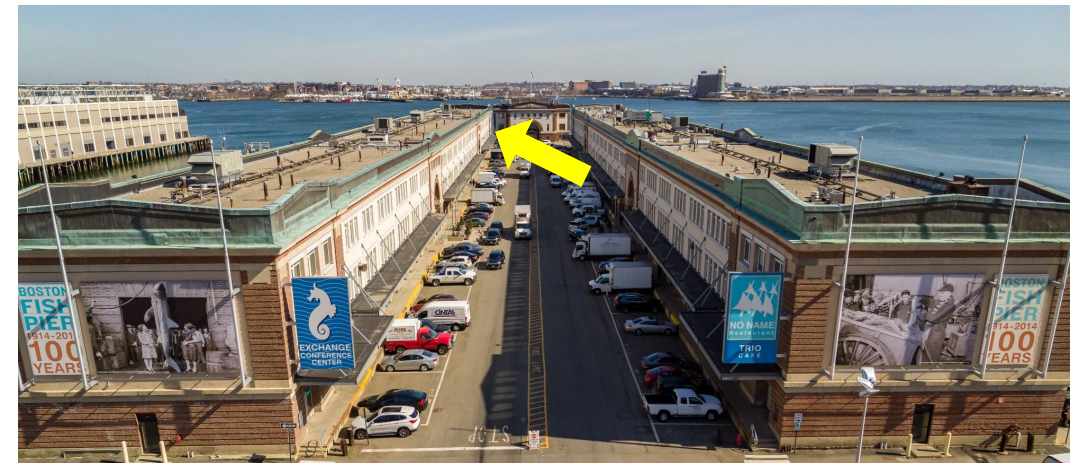
Boston Fish Pier LSF Quality Control Center, LLC Lease Amendment

Andrew Hargens

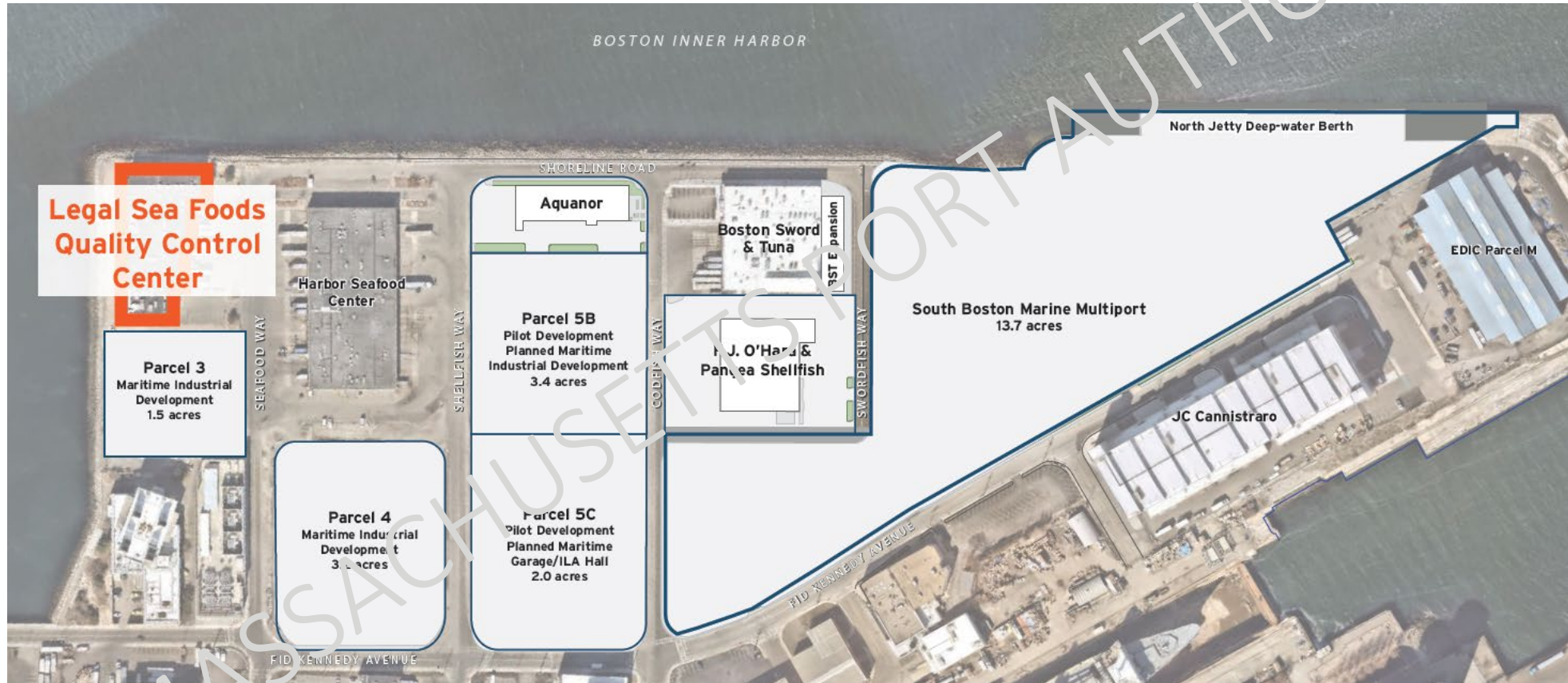
July 20, 2023

Lease Amendment for PPX Headquarters Office Space at the Boston Fish Pier

- PPX (Legal Sea Foods, “LSF”) and Stavis closed on sale/assignment of two assets on June 21, 2023
 - Stavis purchased LSF’s ground sublease for the 75,000-square foot processing plant and corporate offices at 1 Seafood Way
 - LSF has been assigned the former Stavis lease of 9,000 square feet of office space at the Boston Fish Pier
- Subsequent to the assignment, PPX/LSF requested a 2-year option to extend the term of the Boston Fish Pier office lease, from 12/31/2027 through 12/31/2029
 - Rent will be at then-current market rate
 - Secures a longer term tenant for one of the larger third floor office spaces at the Boston Fish Pier
 - Increases lease revenues for the last two years of the Lease and supports Massport’s efforts to fill vacant third floor office space



Location context



Audit and Finance Committee

MASSACHUSETTS PORT AUTHORITY

Passenger Boarding Bridges and Baggage Handling Systems Maintenance Contract

Dan Gallagher

July 20, 2023

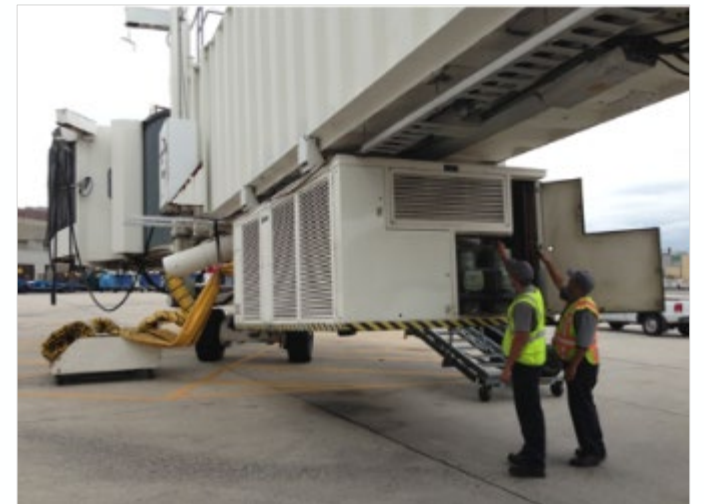


Staff recommends executing a new 3-year agreement with JSM Airport Services (JSM) for passenger boarding bridges and baggage handling systems at Logan Airport

- Massport currently manages two separate contracts for the operation and maintenance of baggage handling systems and passenger boarding bridges; each expires on August 31, 2023
- Staff determined that combining the two contracts would result in staffing and operational efficiencies
- Request For Qualifications for new contract issued: March 22, 2023
- Request For Proposal issued to pre-qualified firms: April 20, 2023
- Proposals received from the three qualified firms: May 25, 2023

Bidding Company	3-Year Total
JBT AeroTech Corporation	\$36.8 million
Elite Line Services INC	\$27.0 million
JSM Airport Services, LLC	\$26.6 million

Staff recommends executing a new three-year agreement in the amount of \$27.2 million with JSM, which includes a \$600,000 contingency



Assent Agenda

MASSACHUSETTS PORT AUTHORITY

Public Comment