

**Massachusetts Port Authority  
Board Meeting**

May 18, 2023



MASSACHUSETTS PORT AUTHORITY

Public Session

MASSACHUSETTS PORT AUTHORITY



## Chairman's Comments

MASSACHUSETTS PORT AUTHORITY

Report of the Director of Aviation  
Ed Freni

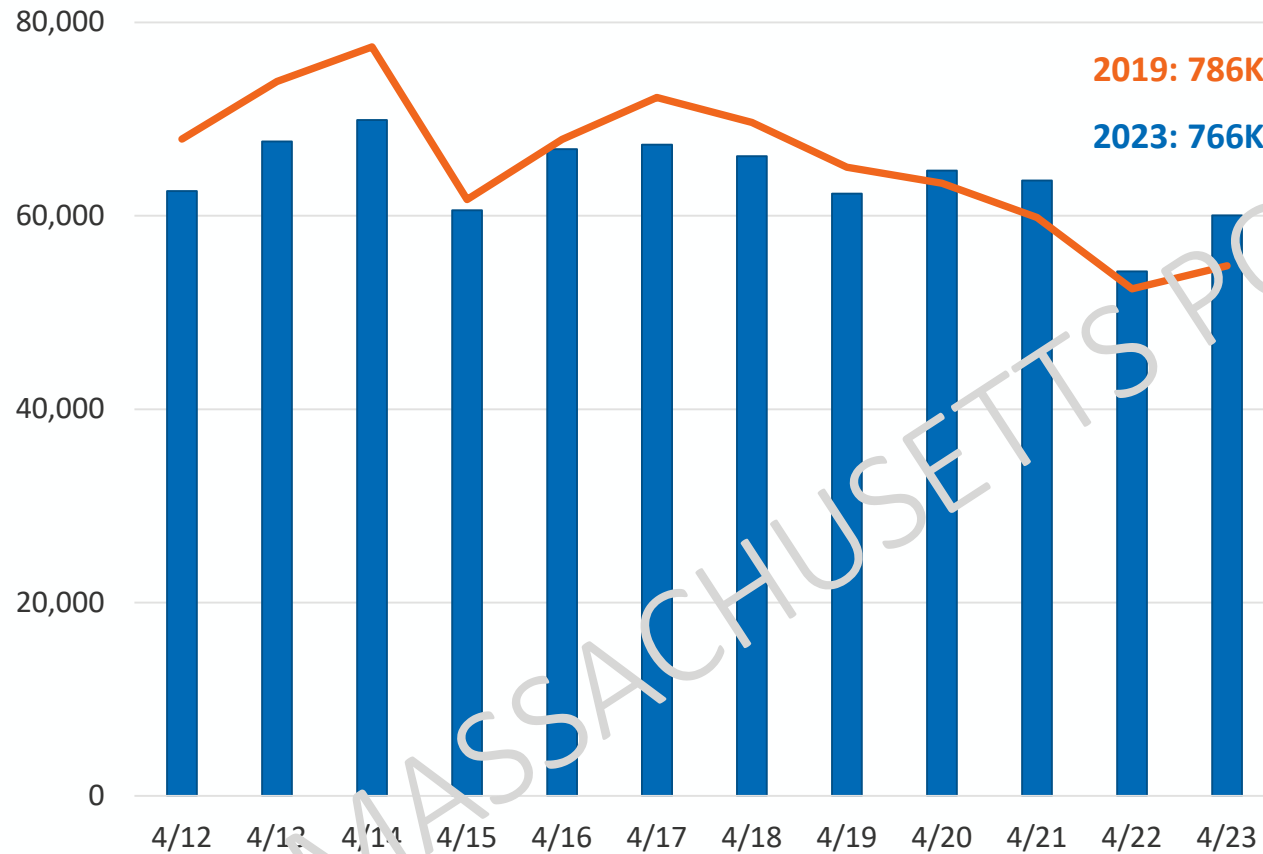
## Logan Airport passenger activity levels – April 2023

### Logan Activity Summary April 2023

	2023	Prior Year 2022	% Change Over 2022	Pre Pandemic 2019	% Change Over 2019
Passengers	3.5M	3.1M	12.2%	3.6M	-4.9%
Aircraft Operations	33.4K	31.2K	7.0%	36.0K	-7.1%

# Logan Airport passenger travel over the April School Vacation period (MA & NH) was 11% higher than last year and just 3% below 2019

Logan Screened Passengers  
April School Vacation (MA & NH) 2023 vs 2019



A busy period for the Ground Transportation Services Team:

- 253,000 Ride App pickups and drop-offs
- 76,000 Logan Express Riders
- 6,400 Passenger vehicles valet parked or diverted to other lots on campus



# New international and domestic services from Boston Logan

## JetBlue: New International Destination

- Amsterdam, daily service effective September 20

## Delta: Adding International Service

- Mexico City, daily service effective December 23

## Delta: Adding Two Domestic Destinations

- Memphis, daily service effective May 8
- Louisville, daily service effective May 8

## Spirit: Adding 5 Destinations for a Total of 14

- Charlotte, daily service effective June 7
- Dallas-Fort Worth (DFW), daily service effective June 7
- Los Angeles, daily service effective July 5
- Phoenix, daily service effective August 9
- Houston (IAH), daily service effective August 9



# South Korean President Yoon Suk Yeol arrived at Logan Airport on April 27 as part of his U.S. visit and departed on April 29





# The first Chase Sapphire Lounge in the U.S. opened at Boston Logan Airport

- Chase Sapphire Lounge by The Club hosted a ribbon cutting event to showcase the lounge, ahead of the official opening to passengers May 16
- Located in the Terminal B to C Connector, the 11,640 square foot premium lounge offers amenities including:
  - Full service kitchen
  - Locally inspired dining experience
  - Full service centerpiece bar and signature taproom offering local craft beer
  - Two wellness rooms with anti-gravity massage chairs and guided meditation
  - Private nursing suite
  - Restrooms and private shower facilities
- The lounge is available to Chase Sapphire Reserve cardholders through Priority Pass as well as those with a Priority Pass membership issued through other premium credit cards



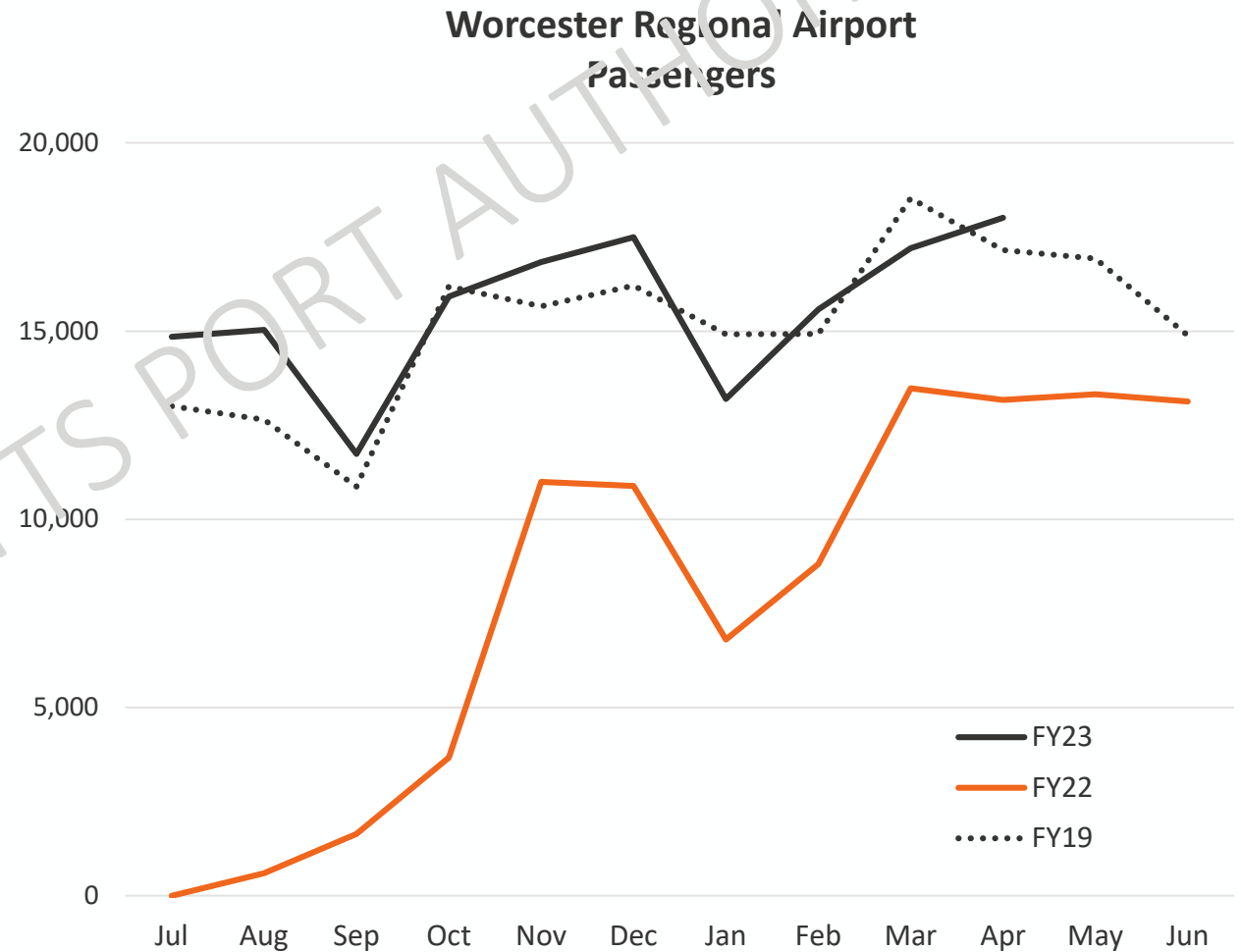
# Worcester Regional Airport passenger activity levels – April 2023

## April Activity:

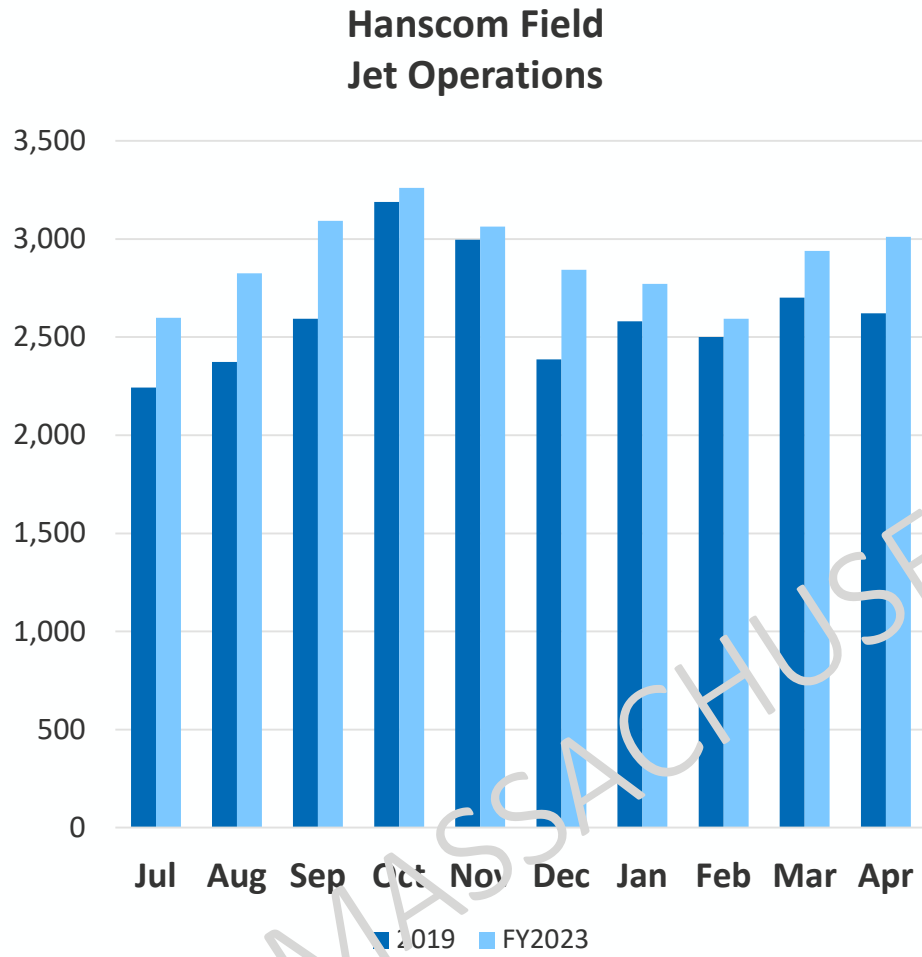
- 18,000 passengers
  - Up 37% over April 2022
  - Up 5% over April 2019

## FYTD March Activity

- 155,900 passengers
  - Up 132% compared to FYTD 2022
  - Up 4% compared to FYTD 2019



# Hanscom jet activity is normalizing after the COVID bump, but still exceeds pre-pandemic levels



## April Activity:

	Jets	Total
Operations	3,000	9,600
Chg vs 2019	15%	2%
Chg vs 2022	(8%)	(1%)

## FYTD April Activity:

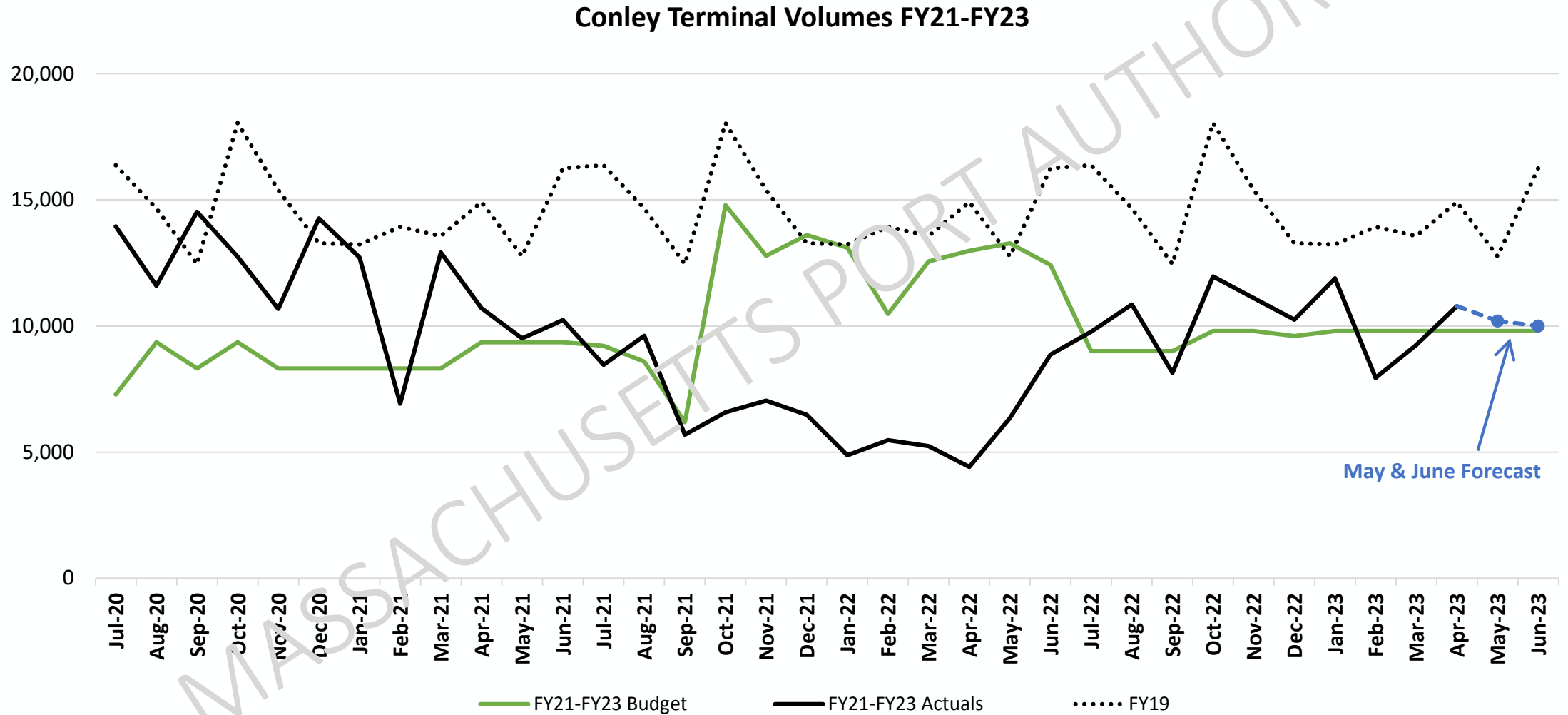
	Jets	Total
Operations	29,000	99,300
Chg vs 2019	13%	1%
Chg vs 2022	(5%)	(1%)



MASSACHUSETTS PORT AUTHORITY

Report of the Director of Maritime  
Joe Morris

# Conley Terminal serviced 18 vessels and 10,800 containers in April



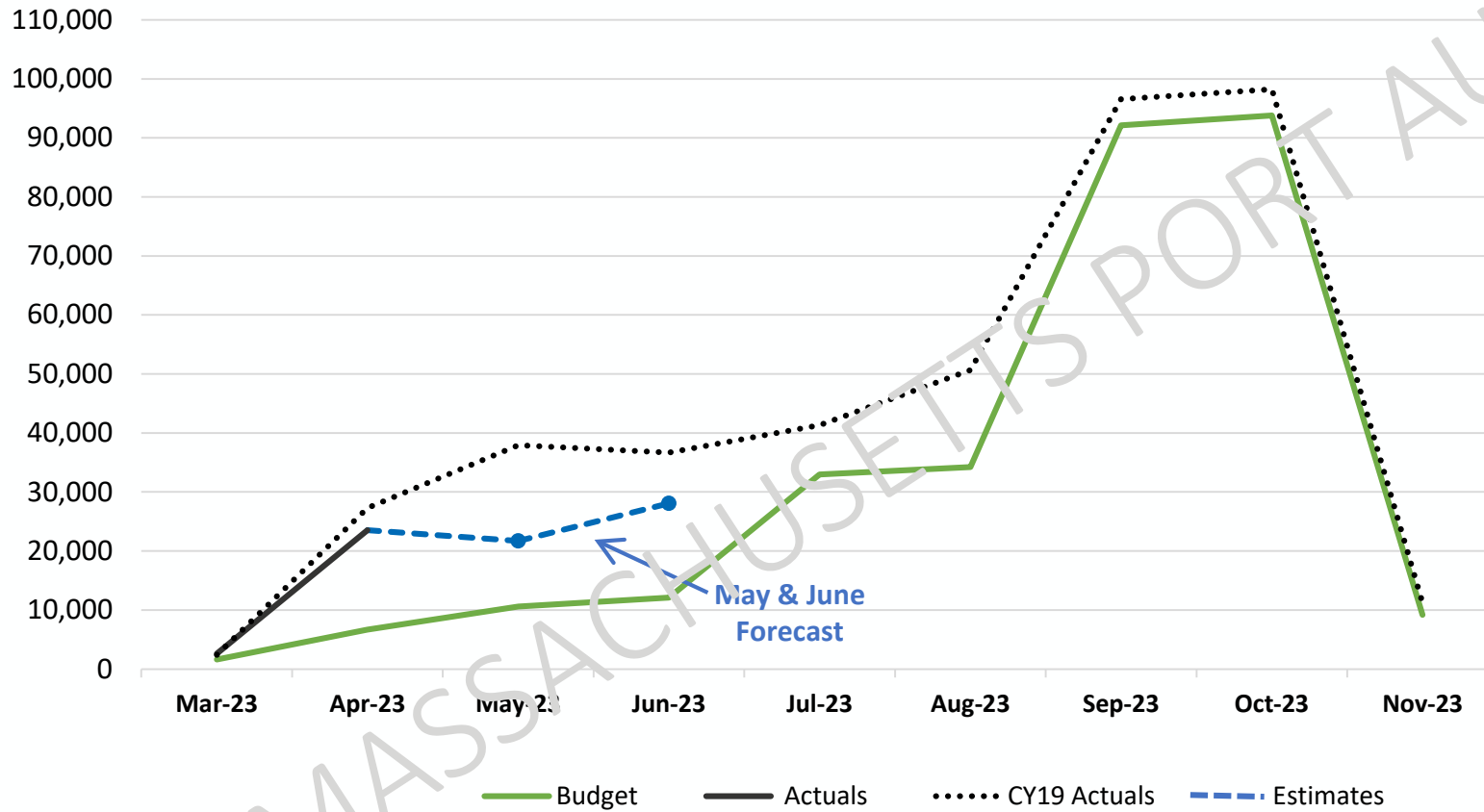


# Massport honored Senator Nick Collins with the Maritime Champion Award at the 2023 Cruise Season Kick Off



# Flynn Cruiseport Boston has welcomed seven Cruise Ships through April 2023

## Flynn Cruiseport Passengers CY21-CY23



### 2023 Cruise Season:

Months	Home Ports	Ports-of-Call	Total
March-May	13	3	16
June-August	22	13	35
September-November	23	77	100
<b>Total</b>	<b>58</b>	<b>93</b>	<b>151</b>

Report of the CEO  
Lisa Wieland



# Luciana Burdi, Director of Capital Programs, received the Industry Innovation Award from the Construction Institute



- Luciana is being recognized for leading the future of the construction industry with innovative solutions or technologies to improve the performance and quality of design/engineering/construction and outcomes
- The award also recognizes her ability to create best practices in processes while embracing collaboration with stakeholders and developing employee engagement
- The Construction Institute is a non-profit association of diverse professionals working to improve the industry by sharing experiences and knowledge, advancing relationships, and developing business leaders

---

# Sumner Tunnel Update

Lisa Wieland and Joel Barrera

May 18, 2023

# Nationally and at Logan, industry analysts are predicting the busiest summer for air travel since 2019

THE WALL STREET JOURNAL

## FAA Tries to Ease Flight Congestion at New York Airports

Staffing shortage at New York air-traffic control facility could contribute to snarled flights

By [Alison Sider](#) [Follow](#)

March 22, 2023 4:37 pm ET

[Share](#) [Save](#) [AA](#)

[Listen](#) (5 min)



John F. Kennedy International Airport and New York-area airports could experience delays. PHOTO: JUSTIN LANE/SHUTTERSTOCK



## US airlines about to be hit with 'tsunami' of pilot retirements

By Greg Wallace, CNN  
Updated 12:39 PM EDT, Wed April 19, 2023

[f](#) [t](#) [e](#) [c](#)



Washington DC (CNN) — The US airline industry is about to be hit with a "tsunami of pilot retirements" that will further the nation's pilot shortage, limiting flight availability for passengers and putting upward pressure on fares, an industry group told Congress Wednesday.

"The pilot shortage has resulted in a collapse in air service," Faye Malarkey Black, president and CEO of the Regional Airline Association, told a House Transportation and Infrastructure subcommittee hearing in prepared remarks.

The Boston Globe

## Air travel is expected to rebound this summer. Here's why that's a problem for Logan.

More passengers and fewer planes could make for a turbulent summer travel season

By [Diti Kohli](#) Globe Staff, Updated May 8, 2023, 5:21 p.m.

[Share](#) [f](#) [t](#) [e](#) [c](#) 27



JetBlue passengers in Terminal C at Boston's Logan Airport in June 2022. JONATHAN WIGGS/GLOBE STAFF

A bundle of troubles — more passengers, fewer planes, and widespread labor shortages among them — could lead to another "summer of discontent" at Logan Airport, experts say, raising the prospect that the busy travel season may be once again marked by chaos and confusion.



# Sumner Tunnel closure will create additional challenges

**GOAL: Support MassDOT's critical infrastructure project while balancing broad range of stakeholder interests**

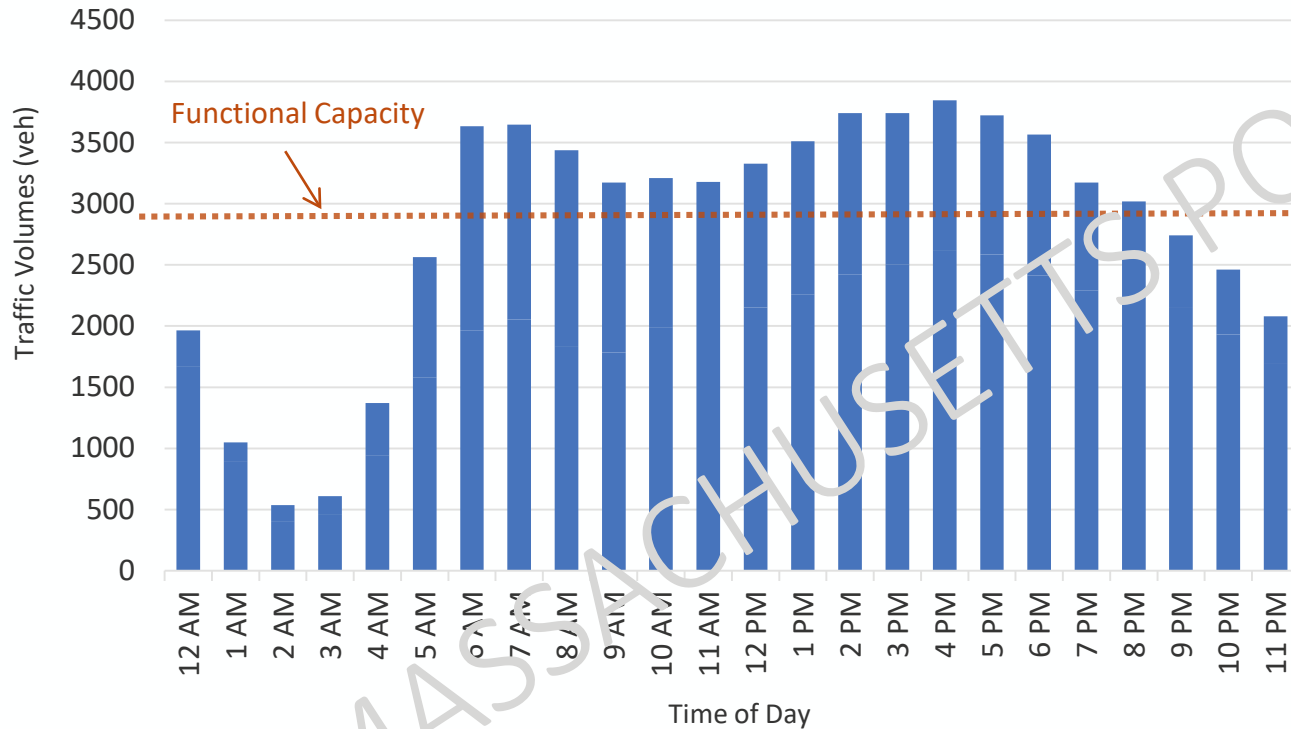
## Key Issues/Concerns:

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



# The Sumner Tunnel closure will significantly disrupt Logan Airport traffic patterns

**Ted Williams Tunnel/I-90 Westbound  
Estimated Weekday Volumes - August 2023**



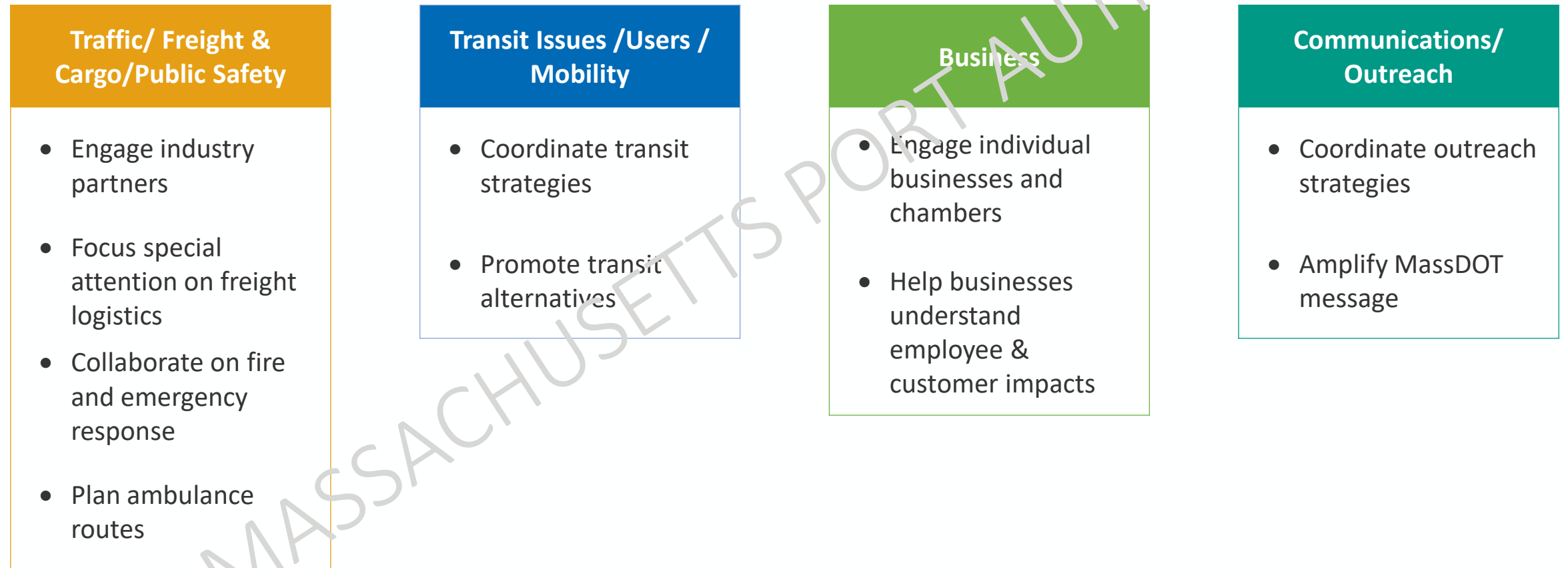
Source: VHB



- MassDOT's rehabilitation project requires the full closure of the tunnel from July 5 - August 31 in 2023 and a similar period in 2024
- While July/August is a low volume period for general traffic, it is the peak period for Logan Airport passengers
- Traffic in the the Ted Williams Tunnel-Westbound will likely be over capacity from 6 am to 8 pm on weekdays
- Passengers and airport employees can expect major disruptions during the Sumner Tunnel closure

# Massport is working in partnership with MassDOT, MBTA, and other stakeholders to plan for and mitigate impacts

- MassDOT working groups are developing comprehensive communication and mitigation strategies to manage through the Sumner Tunnel Rehabilitation Project



# MassDOT is developing a mitigation strategy to support mode shift – current commitments

## Mitigation to date:

### Transit/Rail

- **T passes (July/August)** for East Boston residents in the Toll Discount program and Winthrop and Revere tunnel users
- **Zone 1A fares** for Salem and Swampscott Commuter Rail passengers
- **Reduced price for MBTA parking** at Blue Line Wonderland Station (\$2/day)
- **Additional parking** near Wood Island MBTA Station
- **Open the South Boston I-90 EB emergency ramp** for Silver Line 1 buses

### Water

- **Fare-free East Boston ferry**



The Boston Globe

## State wants Summer Tunnel users to ditch cars for trains

By Chris Lisinski State House News, Updated April 27, 2023, 5:39 p.m.



Transportation officials are looking at a range of strategies to cushion the traffic blows from the impending two-month Summer Tunnel shutdown, which includes lower fares on commuter rails and reduced-price parking for MBTA-owned facilities. CARLIN STIEHL

# Massport is collaborating with MassDOT on mitigation and mode shift goals



## Transit

- Increase shuttle frequency to/from MBTA Blue Line Airport Station
- Expand capacity at Braintree Logan Express by shifting employees to new Quincy Employee Shuttle service
- Purchased 10 new Silver Line 1 buses (8 replacement and 2 additional) with goal to operate more frequent service starting this summer; service from Logan is free
- Extend 25% discount for Logan Express during closure (kids under age 12 are free)
- 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

## Water

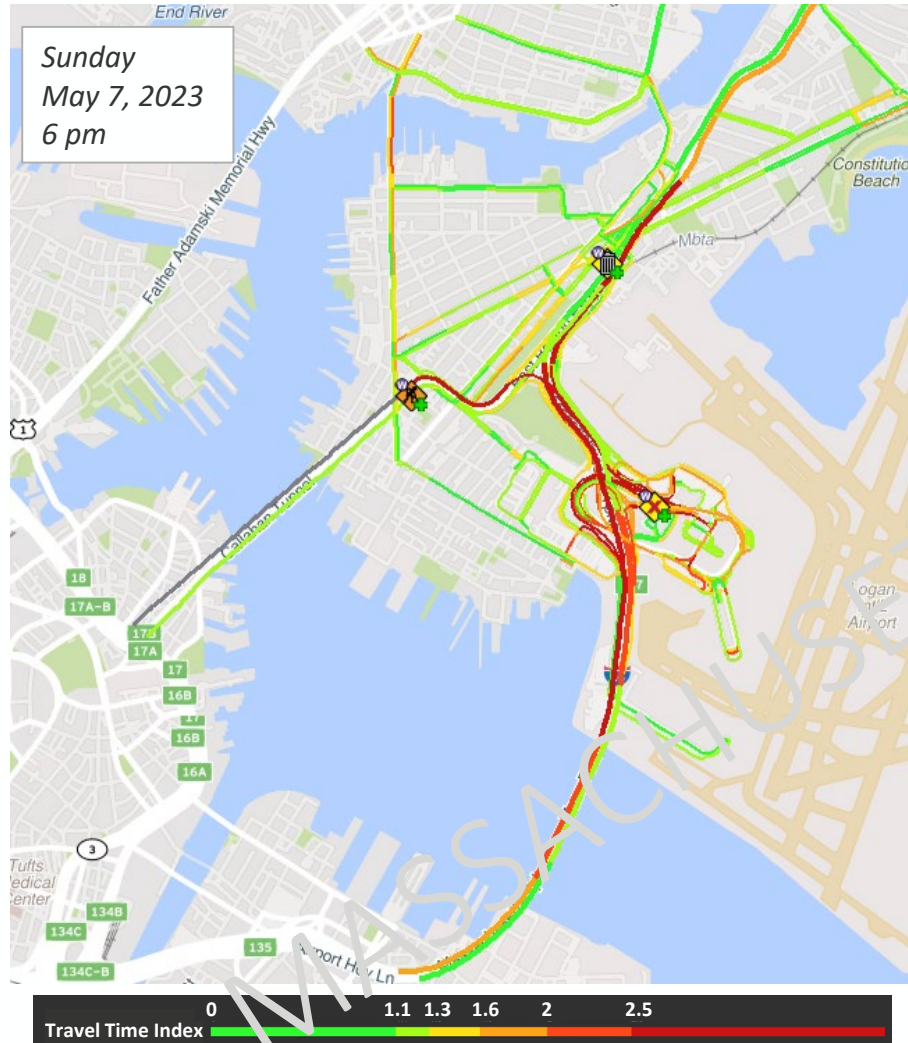
- Working with Town of Winthrop to accommodate their Winthrop-Logan-Quincy-Boston ferry service
- Promoting use of water transportation to Logan by providing a “Ticket to Skip to the Front of the Line” for airport checkpoint screening

## Traffic Management

- Shifted timeline of major runway reconstruction project to minimize overlap with the tunnel closure
- Hiring additional MSP details



# Massport will draw on experience from 36 weekend closures to date to develop additional traffic mitigation measures for the airport campus



## Goals

- Public safety is top priority, always
- Lessen impacts to surrounding communities to the extent possible
- Avoid gridlock on terminal roadways
- Prioritize bus and emergency vehicles
- Facilitate ability of airport workers and flight crews to get to Logan and cargo and departing passengers to make their flights

## Approach

- Advocate for continued use of the relief lane at the TWT entrance
- Explore additional traffic management strategies on the airport campus – pilot to run June 1-June 4
- Be agile and ready to adjust and try new tactics

# Massport will reinforce MassDOT messaging and heavily promote HOV use throughout the summer

## Print

The Boston Globe  
Boston Herald

**NO SUMMER THIS SUMMER  
HERE'S WHAT TO DO**

**STARTING JULY 5TH,**  
MassDOT's Summer Tunnel Restoration Project will close the tunnel for two months. 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. We're here to help make sure your travel plans go smoothly.
- Use a private bus service from MA, NH, ME, VT or RI.
- Use the MBTA Blue or Silver Line or the Water Ferry.
- Use the Logan Express bus from Back Bay, Braintree, Framingham, Peabody or Woburn.

**FOR TUNNEL INFO**  
Go to [mass.gov/summer-tunnel](http://mass.gov/summer-tunnel)

**boston logan** **POWERING WHAT'S POSSIBLE**

**FOR TRAVEL INFO**  
Go to [flylogan.com](http://flylogan.com) or download the FlyLogan app.

## Social Media

**Boston Logan** @BostonLogan • 1h  
MassDOT is shutting down the Summer Tunnel from July 5th through August 31st, which will affect travel to and from Boston Logan. Plan ahead and give yourself two extra hours when heading to and from the airport. Avoid driving and use HOV modes such as Logan Express, private bus or the MBTA Silver Line, Blue Line, Ferry service or water taxi.

**NO SUMMER THIS SUMMER  
HERE'S WHAT TO DO**

**STARTING JULY 5TH,**  
MassDOT's Summer Tunnel Restoration Project will close the tunnel for two months. Here's how you can plan your Boston Logan trip around the closing.

## Radio



- A complementary campaign will promote use of Worcester Regional Airport during the Summer Tunnel closure

Strategic Plan

MASSACHUSETTS PORT AUTHORITY

---

# Website Redesign Update

Kwang Chen and John Raftery

May 18, 2023



# 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

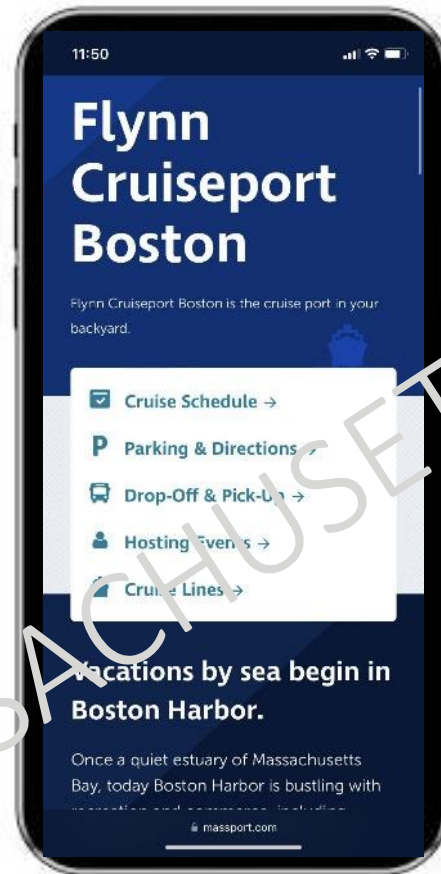
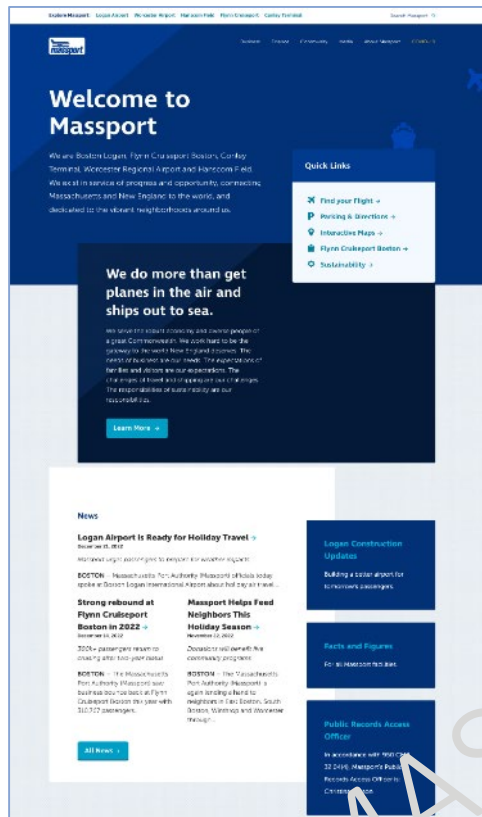
- Asset Optimization and Diversification
- Expanding the *Massport Model*
- Growth and Support of Maritime Industries and the Seafood Cluster
- Public Realm and Placemaking

## 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**

# Massport's Website Redesign: The Driving Reasons

## Current Website: Desktop and Mobile Device



Massport users were unified in their thoughts on the current Massport website

The new design addresses comments with a more modern look and feel that has:

- A **simplified** structure
- A **highly visual and customizable design** that gives us flexibility to grow our brand over time
- Specific designs **for mobile and desktop use**
- **Dynamic visual elements** for enhanced storytelling
- **Ability to make real-time changes** in house

## Website Redesign: Progress Update

---

Since kicking-off the redesign process, Boston Digital and Massport's website team have completed these key project phases:

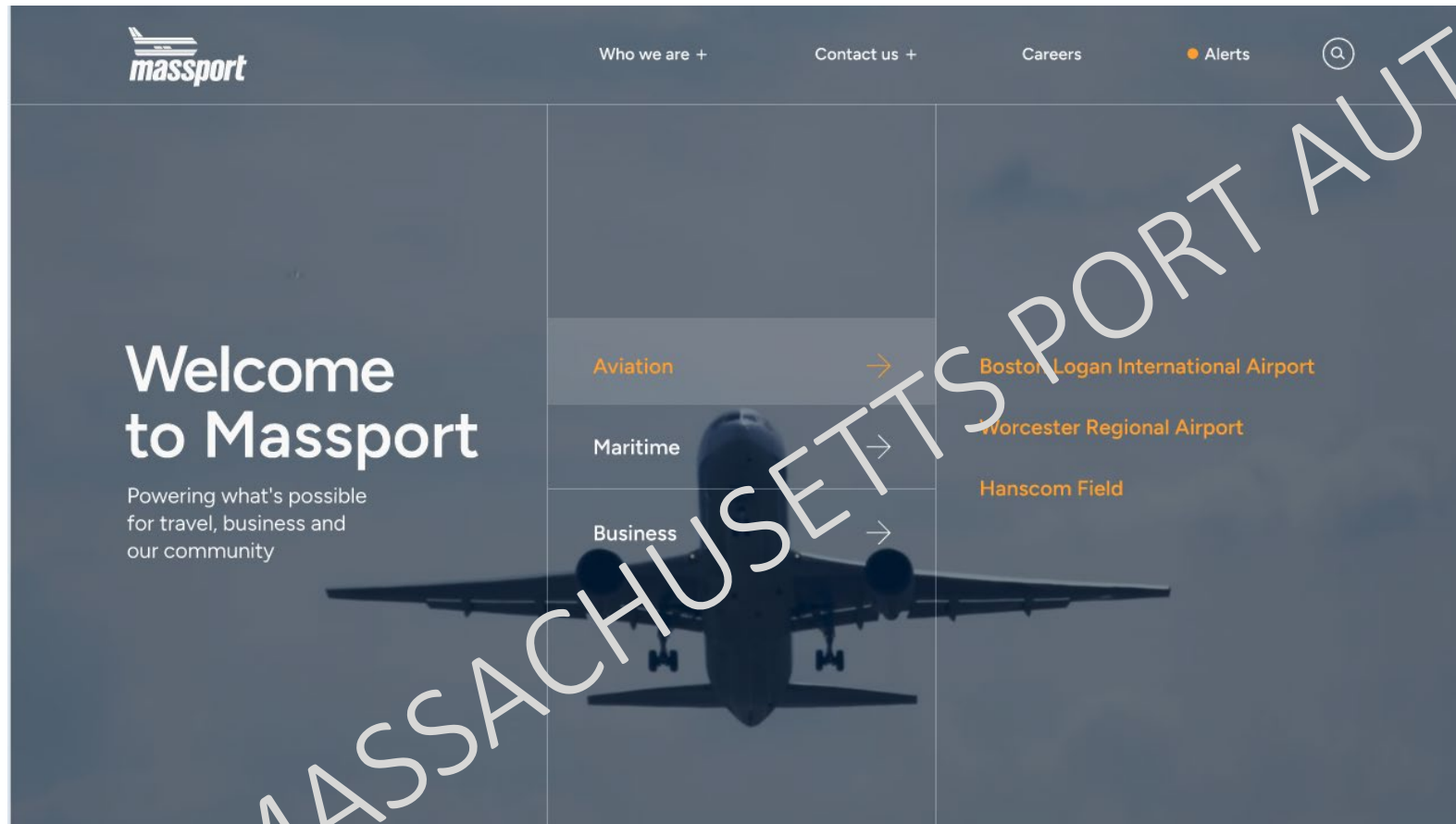
- **Discovery:** Researched and analyzed our current website to identify user challenges, key user goals, business objectives, and technical requirements
- **Site Audit & Site Map:** We performed a full site audit to create an improved and more responsive user experience
- **Homepage Concept:** Developed a visually compelling homepage concept that aligns with user needs, simplifies site navigation, and educates them on Massport's offerings
- **Component Development:** The design elements that will serve as building for our site and will allow for our inhouse team to create and update pages seamlessly



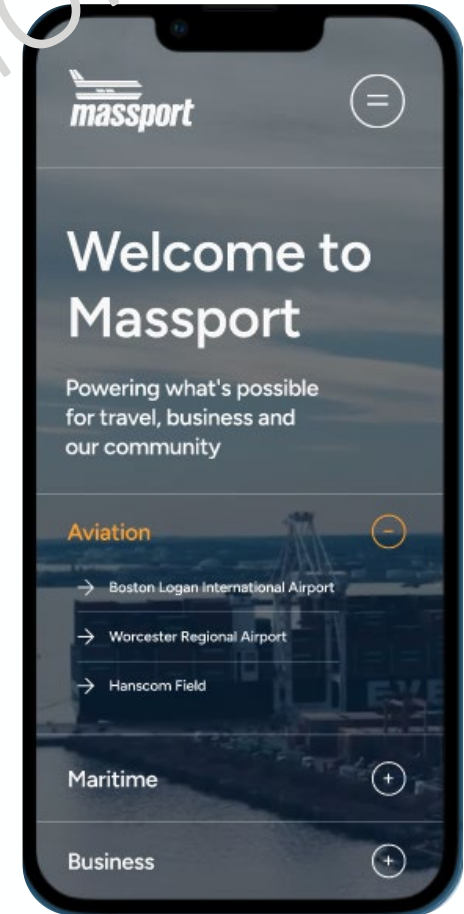


# The New Massport.com: Homepage Concept

Note: All language/wording/imagery is draft



Desktop

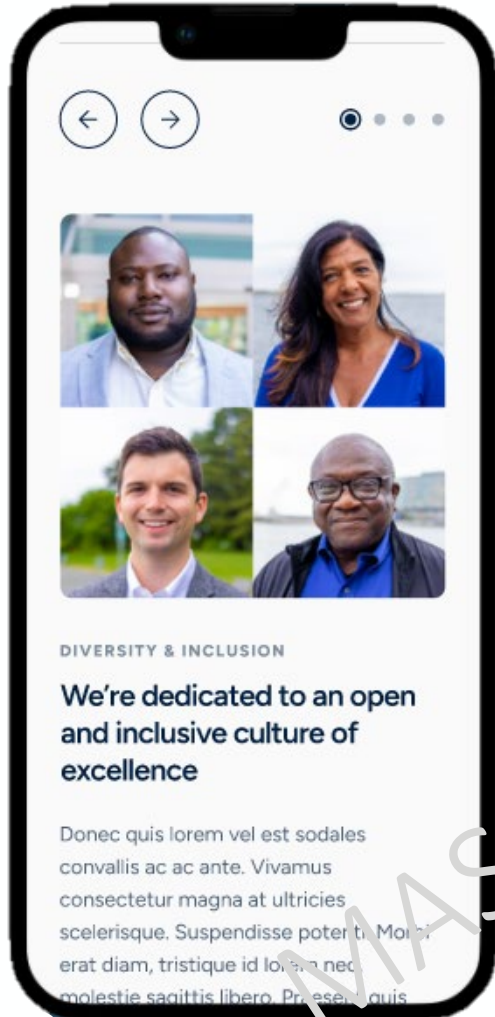


Mobile

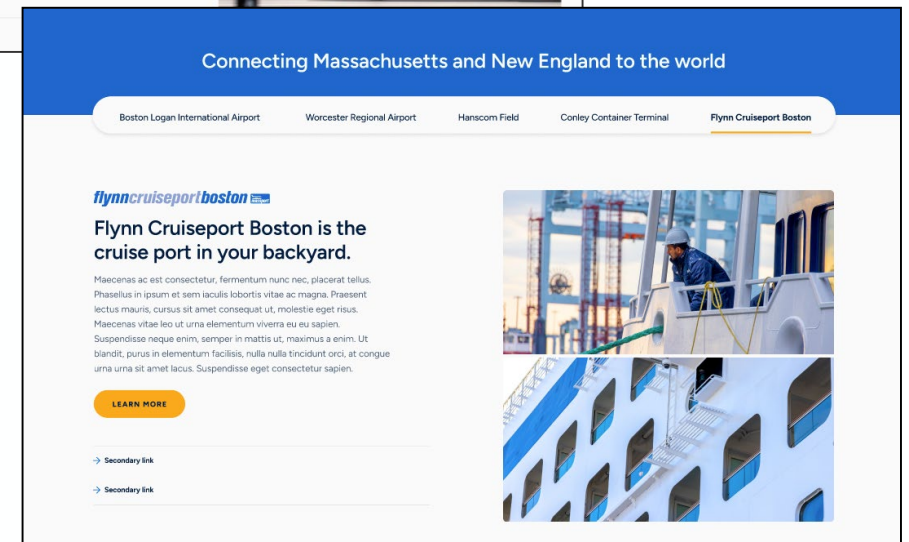
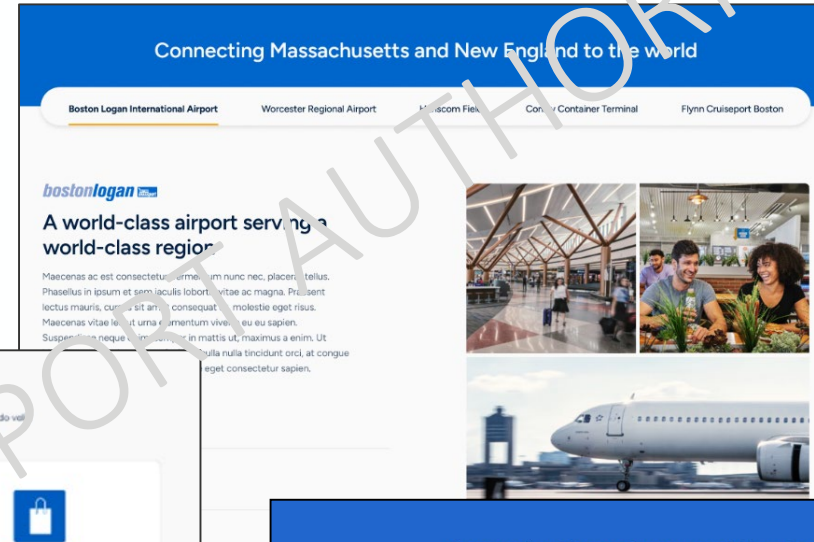
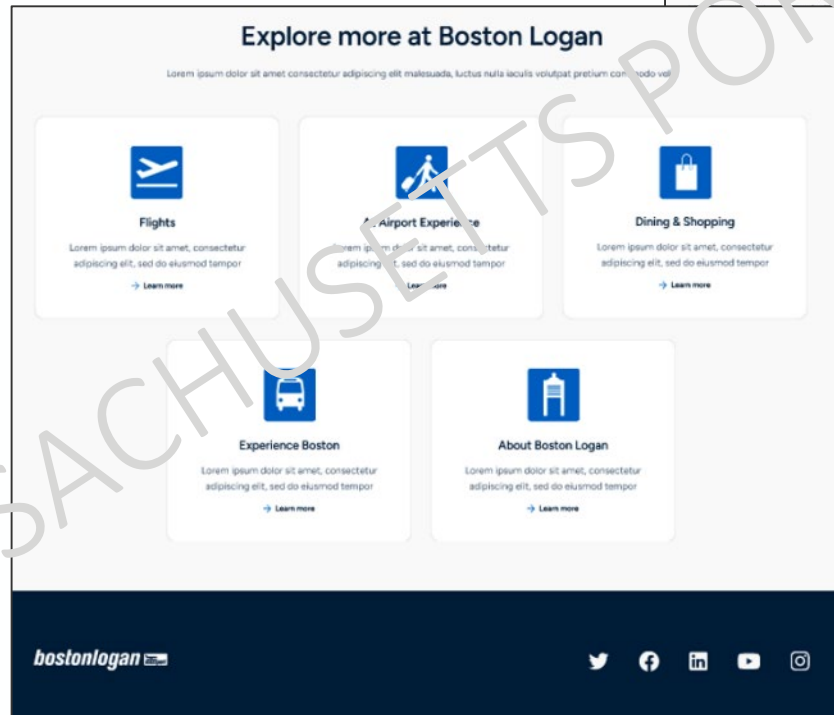




# The New Massport.com: Component Layout Examples



Note: All language/wording/  
imagery is draft



## Next Steps

---

- **May:** Content development underway
- **July:** Final approvals for content
- **August-September:** Marketing builds website
- **October:** User acceptance testing for new website/incorporate external user feedback
- **November:** Launch of new site

---

# Braintree Logan Express: Quincy Overflow Parking Area License Agreement

Dan Gallagher

May 18, 2023



# 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

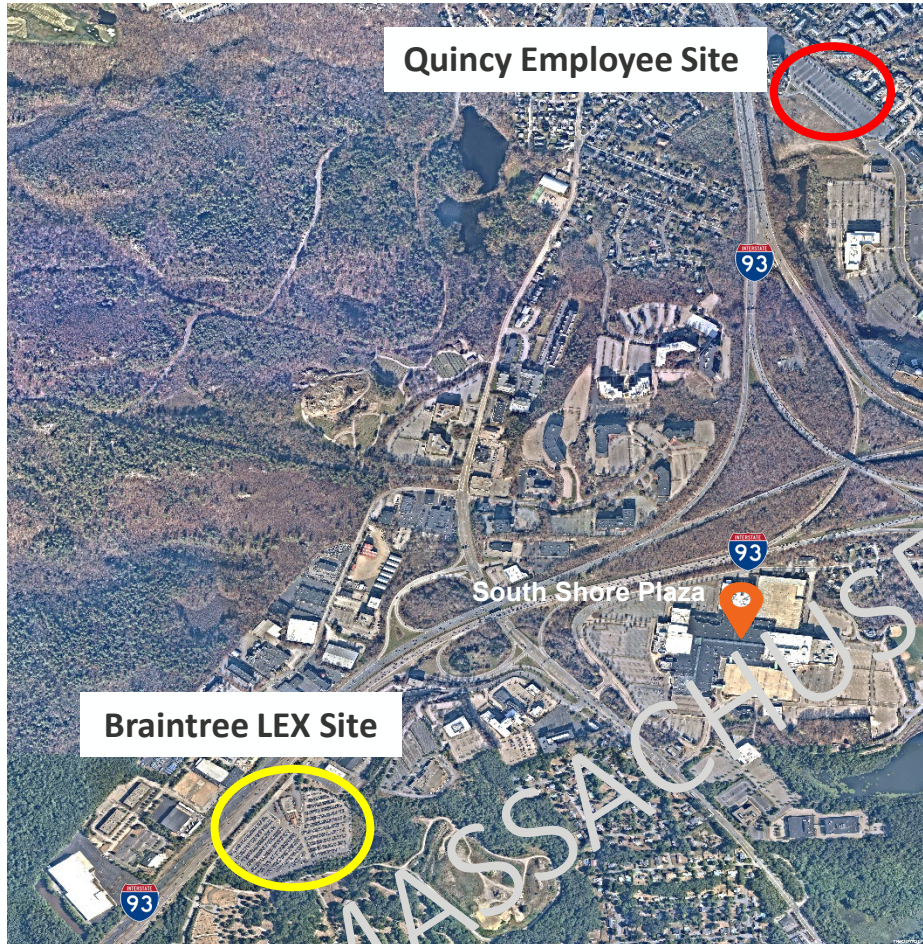
- Asset Optimization and Diversification
- Expanding the Massport Model
- Growth and Support of Maritime Industries and the Seafood Cluster
- Public Realm and Placemaking

## 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



# Quincy Employee Lot / Braintree Logan Express (LEX) parking overflow site



## Existing Conditions

- Roughly half of all Braintree LEX riders are Logan employees
- Braintree LEX facility has approximately 1,800 parking spaces
- Parking demand continues to exceed pre-COVID levels and site capacity on a frequent basis

## Benefits of Expanded Quincy Employee Site

- Opportunity to grow Quincy lot capacity by 150 spaces for a total of 500 spaces
- Quincy Employee Site will free up 500 spaces ( $\approx 30\%$ ) at the Braintree LEX site for air passenger demand
- Will enable relocation of 100% of Braintree employees to Quincy and will fully leverage the new Quincy employee shuttle
- Allows additional LEX services to be added at Braintree at a future date

## Staff Recommendation

- Amend agreement with DST to incorporate an additional 150 spaces at the Quincy location

Human Resources, Diversity, and Compensation

---

# Diversifying the Talent Pipeline

Tiffany Brown-Grier

Jessica Amado

May 18, 2023



# 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

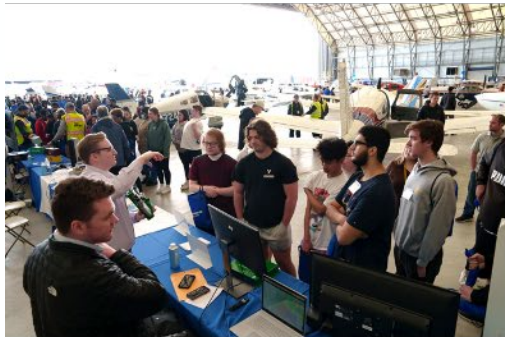
- Asset Optimization and Diversification
- Expanding the Massport Model
- Growth and Support of Maritime Industries and the Seafood Cluster
- Public Realm and Placemaking

## 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



# Massport hosted the 2023 Aviation and Maritime STEM Expo for students from the Greater Boston area



- 1,000+ students, grades 8-12
- 27 schools
- 40+ exhibitors
- 11 Massport departments
- 35 aircraft, large equipment and electric vehicles on display
- Special guests from the FAA:
  - Colleen D'Alessandro, New England Region Regional Administrator
  - Laurence Wildgoose, Assistant Administrator for Policy, International Affairs and Environment

# We recently welcomed the 2023 Pathways Program interns from UMass Boston as part of Massport's initiative to build a diverse talent pipeline

## University of Massachusetts Boston

- We replicated our Bridgewater State University Pathways Program with UMass Boston
  - \$5,000 scholarships
  - 13-week internship commencing June 2023
  - Employment upon graduation
  - MPA mentor relationship
- Three students were selected for the 2-year internship program with placements in our previously identified target areas
  - Environmental & Resiliency (from East Boston)
  - Administration & Finance (from Revere)
  - Information Technology (from Quincy)
- Massport hosted a breakfast to welcome the 2023 interns, with special guest UMass Boston Provost Joe Berger





# Update on Bridgewater State University Pathways Program interns

## Bridgewater State University

- Aviation interns attended the October 2022 Board meeting and presented an overview of their Pathways Program experience
- **Kate Martinez** (from East Boston) has graduated with a Master's in Aviation and will join Massport as a full-time Aviation employee in June 2023
- **Catherine Cummings** (from Norfolk) is completing her internship this summer and will join Massport as a full-time Aviation employee following her graduation later in the year



Jessica Amado (Massport), Catherine Cummings (BSU) and Kate Martinez (BSU)

Community Outreach

MASSACHUSETTS PORT AUTHORITY

---

# CAC Update

Alaina Coppola

May 18, 2023



# Massport CAC

- The Massport CAC held its General Meeting on May 11, 2023
- Massport's Director of Hanscom Field, Sharon Williams, provided an update on Hanscom Field
- The MCAC will participate in the FAA's Noise Policy Review



**MASSACHUSETTS PORT AUTHORITY COMMUNITY ADVISORY COMMITTEE**

Agenda for the Massport Community Advisory Committee General Meeting to be Held  
Thursday | May 11, 2023 | 4:00 PM ET  
Location: Zoom

To access the meeting from an Internet-connected computer, tablet, or smartphone, click on this link:  
<https://us06wbn.zoom.us/j/89441573216?pwd=NENMYWEzNlltMkxSNXUya3F1TXhQZz09&from=addon>

Follow the prompts on your screen to enable your video and audio.  
Your mic will be muted.

To access the meeting by phone, dial +1 646 558 8656  
Enter the meeting ID: 894 4157 3216 followed by #. Meeting Password: 035399 followed by #

**AGENDA**  
*(Times are estimates only)*

1. Attendance Roll Call [5 minutes]
2. Welcome – Introduce Cindy Baxter [5 minutes]
3. Public Comment [10 minutes]
  - a. Public comment will be limited to two minutes for each participant at the Chair's discretion. Those wishing to speak may indicate their desire to be heard following the procedure outlined by MCAC (Massport Community Advisory Committee) staff and the Chair will acknowledge each speaker in turn. Public comments will not be responded to at the meeting. If follow-up is necessary, that will be done by the MCAC staff. Thank you in advance for your patience.
4. Vote to approve Minutes of February 16, 2023 [5 minutes]
5. MCAC Massport Board Member Update – John Nucci [5 minutes]
6. Massport Update - Hanscom North Airfield development project – Sharon M. Williams, Director, L.G. Hanscom Field [30 minutes]
7. Leadership Update - [30 minutes]
  - a. Noise Policy Review – Aaron
  - b. Communications consultant update (LSG group)
  - c. Website consultant update (GoingClear)
8. FAA (Federal Aviation Administration) Update – Aaron
9. Treasurer's report – Alan
10. New Business – reserved for matters the Chair did not reasonably anticipate at the time of posting
11. Correspondence
12. Adjournment roll call



# Runway 15R-33L Runway Rehabilitation Community Outreach

## Project Schedule:

- Enabling construction beginning in May 2023
- Runway will be closed for approximately 100 days starting August 14, 2023

## Outreach:

- Massport is actively coordinating with stakeholders and has begun community outreach:
  - Hosting Virtual Information Session – June 13
  - Briefings to MCAC, East Boston community groups, Winthrop Town Council, and other communities
  - Press release regarding the construction and runway closure
  - Website/social media posts and text alerts
  - The Logan Noise Abatement telephone number and a dedicated project email address will be available



MASSACHUSETTS PORT AUTHORITY

## Real Estate and Strategic Initiatives

---

# Oxford Pappas Letter of Intent

Andrew Hargens

May 18, 2023

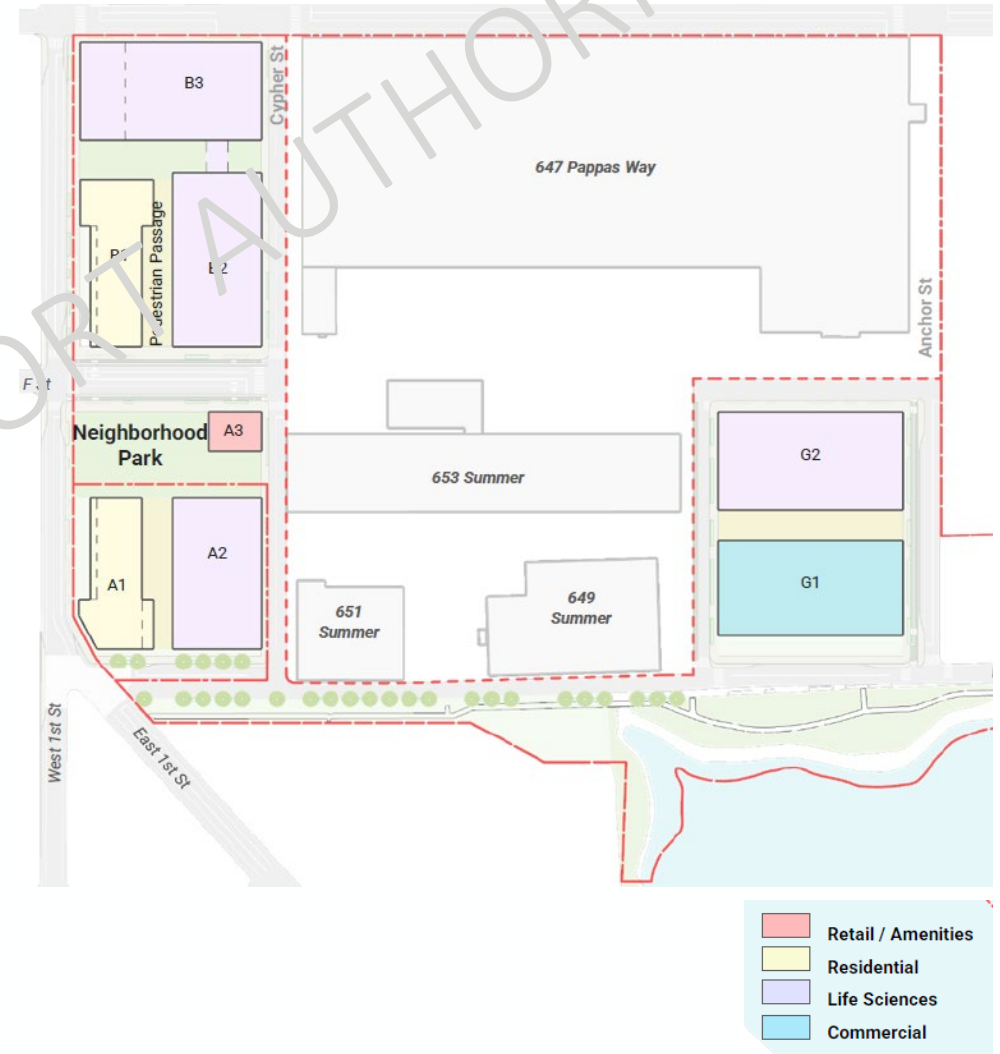






# OxP submitted “Letter of Intent” (LOI) to BPDA for redevelopment of 8 acres

- Proposal includes approx. 1.7M sf in 7 new buildings; 1.1M sf in 6 buildings along West First St. and 600K sf along Pappas Way
- Mixed-use proposal includes commercial and residential uses; possible ground floor retail/amenity uses include a grocery store, fitness/wellness options, and locally-owned restaurants
- LOI speaks to prioritization of transportation solutions, resilient infrastructure, public open space and DEI as part of the site-wide build-out
- LOI initiates the BPDA’s Article 80 process and triggers the formation of an Impact Advisory Group
- Massport and OxP must negotiate an amendment to the existing Ground Lease to allow additional uses, increased density and secure infrastructure investment and phasing commitments



Assent Agenda

MASSACHUSETTS PORT AUTHORITY