

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON JULY 18, 2024 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on July 18, 2024. The following Members participated remotely pursuant to Chapter 2 of the Acts of 2023: Chair Patricia Jacobs presided, John Nucci, Sean M. O'Brien, Mr. Evangelidis, Pamela Everhart, and Monica Tibbits-Nutt. Edward C. Freni, Interim Chief Executive Officer & Director of Aviation, Catherine McDonald, Interim Chief of Staff & Chief Legal Counsel, John P. Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Hank Shaw, Chief Security Officer, Lauren Gleason, Interim Port Director, Luciana Burdi, Director Capital Programs & Environmental Affairs, Kwang Chen, Chief Information Officer, Alaina Coppola, Director, Community Relations and Government Affairs, Andrew Hargens, Chief Development Officer, and Ann Buckley, Assistant Secretary-Treasurer were in attendance.

The meeting commenced at 9:00 A.M.

Chair's Comments

Ms. Jacobs welcomed new Member Pamela Everhart to the Board and praised her experience and skills as assets for her tenure on the Board.

Public Comment

Sue Swanson, Lara Sullivan, and Christopher Eliot stated their strong opposition and concerns regarding environmental impacts from the North Airfield Hangar Development at Hanscom Field. Paul Shorb remarked on pending legislation to amend Massport's Enabling Act. A.J. MacDonald and Yovani Hernandez spoke about the displacement of long term airport employees due to a change in Commercial Service Operator by an airport Tenant at Logan.

Ratification and Approval of the Minutes of the June 27, 2024 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the June 27, 2024 Board Meeting.

Members Jacobs, Everhart, O'Brien, Nucci, Evangelidis and Tibbits-Nutt voted Yes.

Report of the CEO

Mr. Freni noted the meeting would start in public session and then enter into executive session and not reconvene after executive session.

Mr. Freni presented information on Sumner Tunnel being on-schedule to fully re-open for weekday travel on August 5, on Logan Express ridership being up by 18% for the first half of 2024, on Logan Express service from the North Shore operating from the Danvers location starting August 6, on the New York Times recently spending “36 Hours in Boston” and featuring a number of sites and activities on Massport property in East Boston, on financial performance for May 2024, on Logan ending FY24 with 41.8 million passengers (preliminary), ahead of FY23, on Massport’s public art collaboration adding color and creativity to the South Boston Waterfront, and on Massport exceeding its DE&I goal for charitable contributions for FY24.

Director of Aviation Presentation

Mr. Freni presented information on the summer travel period being off to a strong start at Logan Airport, on Logan Airport serving 450K+ outbound passengers over the Independence Day holiday week, 10% more than the 2019 volume, on Austrian Airlines launching a new nonstop service to Vienna on July 1, on Etihad increasing flight frequency to Abu Dhabi to meet strong passenger demand, on Delta planning to open a new A330 pilot base in Boston, on Worcester Regional Airport ending FY24 with 228K passengers, and on Hanscom Field ending FY24 with 122K+ aircraft operations, on par with last year and pre-pandemic.

Director of Maritime Presentation

Ms. Gleason presented information on Conley Terminal handling 16 vessels and 13,600 containers in June, on Conley Terminal continuing to outperform other U.S. East Coast ports as business development efforts and strategic initiatives resonate with the New England cargo community, on Flynn Cruiseport Boston welcoming 12 vessels and over 35K passengers in June, on ending FY24 with 382K+ passengers, a 7% increase over FY23, on Cunard’s Queen Mary 2 continuing its nearly 20-year annual tradition of visiting Flynn Cruiseport Boston on the Fourth of July, on Princess Cruises kicking off its inaugural homeport season at Flynn Cruiseport Boston with the *Emerald Princess* sailing to Canada/New England, on Norwegian Cruise Line announcing a new, larger Boston homeport ship for the 2026 cruise season – the *Norwegian Breakaway*, and on Massport Police hosting a “Coffee with a Cop” in the Seaport.

STRATEGIC PLAN

SAFETY AND SECURITY/COMMITTEE CHAIR O'BRIEN

Mr. Shaw presented information on Massport observing National Safety Month in June, on Massport preparing for the 2024 hurricane season, and on Massport conducting a full scale emergency response exercise at Worcester Regional Airport.

HUMAN RESOURCES, DIVERSITY, AND COMPENSATION/COMMITTEE CHAIR JACOBS

Ms. Jacobs noted Richard Davey will officially start as Massport's CEO on August 12, 2024.

COMMUNITY OUTREACH/COMMITTEE CHAIR NUCCI

REAL ESTATE AND STRATEGIC INITIATIVES/COMMITTEE CHAIR FIELDS

FACILITIES AND CONSTRUCTION/COMMITTEE CHAIR EVANGELIDIS

Massachusetts Clean Energy Center MOU and Wind Technology Testing Center Project

Ms. Burdi presented information on the Wind Technology Testing Center (WTTC) Facility, and on MassCEC (Massachusetts Clean Energy Center) planning to expand the WTTC facility to accommodate wind blades up to 170 meters long.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, in 2008, the U.S. Department of Energy selected Massachusetts as one of the two states to develop new facilities to test wind turbine blades; and

WHEREAS, in 2009, at the request of the newly formed Massachusetts Clean Energy Center ("MassCEC"), the Authority managed the construction of a state-of-the-art large wind blade test facility on a parcel at the Authority-owned Boston Autoport site in Charlestown, MA; and

WHEREAS, Massachusetts Clean Energy Technology Center ("MassCEC") owns and operates the WTTC and on a parcel the organization leases from Boston Autoport, a Massport tenant under a long-term ground lease; and

WHEREAS, the WTTC was the first commercial large-blade testing facility in the United States and remains the only facility capable of testing large wind blades; and

WHEREAS, the WTTC is in close proximity to substantial offshore wind resources and the site has 1,200 linear feet of berth capacity to support the waterborne delivery of wind blades for testing; and

WHEREAS, with the advancement of offshore wind technology, wind turbines blades used today are significantly longer than when the WTTC was built; and

WHEREAS, the current WTTC is not large enough to test these longer blades and MassCEC has again requested that the Authority manage the delivery of the expansion of the existing WTTC facility to accommodate larger blades up to 170 meters long; and

WHEREAS, MassCEC and the Authority desire to enter into a Memorandum of Understanding concerning the delivery of the expansion of the WTTC (the "Project") and the Authority's management of the delivery of the Project; MassCEC shall pay the Authority an initial Seven Million Dollars (\$7,000,000) to fund schematic design and permitting services for the Project; and

WHEREAS, staff recommends that the Members of the Authority authorize (a) staff to execute and deliver a Memorandum of Understanding with MassCEC on the terms set forth below for the design, permitting and construction of the Project, and (b) a partial project budget in the not-to-exceed amount of Nine Million Dollars (\$9,000,000) to fund design, permitting and construction for the Project.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Legal Counsel, in consultation with the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), is hereby authorized to negotiate, and the Chief Executive Office and Executive Director (or any officer authorized to serve in an interim capacity), the Director of Administration & Finance and Secretary-Treasurer, and the Assistant Secretary-Treasurer, each acting singly (each an "Authorized Officer"), are each hereby authorized to execute and deliver a Memorandum of Understanding with MassCEC concerning the Project upon the following terms and conditions and such other terms as determined by the Chief Legal Counsel in consultation with the Chief Executive Office and Executive Director (or any officer authorized to serve in an interim capacity), provided such terms are not inconsistent with this Vote:

The Authority and MassCEC shall work cooperatively and collaboratively to procure and manage the permitting, design and construction contracts for the Project.

The Authority and MassCEC shall jointly procure the design consultants for the Project.

MassCEC and the Authority shall be jointly responsible for engaging Project stakeholders including abutters, local government officials and members of the community.

MassCEC shall pay an initial Seven Million Dollars (\$7,000,000) to the Authority to fund schematic design services for the Project.

MassCEC shall be financially responsible for the performance of all obligations under the MOU, including, without limitation, the payment for all amounts due under Project consultant, design, and construction contracts and the costs for Authority staff, consultants and contractors assigned by the Authority to provide services for the Project.

Each Authorized Officer is authorized to take actions necessary or desirable and to execute agreements necessary or desirable in order to permit and construct the Project subject to the following conditions: funds expended for the Project under this partial project budget shall not exceed Nine Million Dollars \$9,000,000 (the “Approved Partial Project Budget”), as shown on the Financial Summary presented at the Board Meeting on July 18, 2024; the Director of Capital Programs and Environmental Affairs shall report back to the Board if, at any time during the life of the Project, it appears likely that this portion of the Project will exceed the Approved Partial Project Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Project as described in materials presented at the Board Meeting on July 18, 2024.

Each Authorized Officer is further authorized to execute on behalf of the Authority any and all other agreements, documents, certificates or instruments, and to take any other actions deemed necessary or desirable to effectuate this Vote as the Authorized Officer executing such agreements, documents, certificates or instruments or taking such actions, may determine are necessary or desirable, provided all such agreements, documents, instruments or actions are not inconsistent with this Vote.

Members Jacobs, O’Brien, Evangelidis, Nucci, Everhart and Tibbits-Nutt voted Yes.

AUDIT AND FINANCE/COMMITTEE VICE CHAIR SEAN O’BRIEN

Electric Vehicle Charging Fee

Mr. Barrera presented information on Massport continuing to expand public-use EV charging infrastructure at its aviation facilities, on Massachusetts seeing sustained growth in passenger EV registrations, and on Massport proposing to implement an EV charging fee consistent with State guidelines for charging at state agencies.

After Members hearing the presentation of staff on instituting an EV charging fee at aviation facilities, the Members requested additional data and agreed to table the matter.

Schneider Electric Maintenance and Support Services Agreement Amendment

Mr. Chen presented information on background for the Schneider Electric Maintenance and Support Services Agreement Amendment.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, pursuant to earlier agreements, Schneider Electric Buildings Americas, Inc. (“Schneider”) installed and maintained an Access Control System (“ACS”) and a Digital Video Management System (“DVMS”) at Boston-Logan International Airport, L.G. Hanscom Field, and Worcester Regional Airport; and

WHEREAS, Schneider entered into the current maintenance and support services agreement on September 1, 2023, which is set to expire on August 31, 2024; and

WHEREAS, the proposed amendment to the agreement would (i) extend the term for one year, through August 31, 2025; and (ii) increase the not-to-exceed amount by \$2,932,757 (for a total not-to-exceed amount of \$5,725,624).

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are hereby authorized to negotiate, execute, and deliver, on behalf of the Authority, an amendment to the agreement with Schneider extending the term for one year, through August 31, 2025, and increasing the not-to-exceed amount to \$5,725,624. The amendment shall contain such other terms and conditions, not inconsistent with this Vote, as the Authorized Officer executing such amendment deems necessary or desirable.

Members Jacobs, O’Brien, Evangelidis, Nucci, Everhart and Tibbits-Nutt voted Yes.

ASSENT AGENDA

Motion to Enter Executive Session

Upon a motion duly made and seconded, it was

VOTED:

That the Authority enter executive session to discuss strategy related to the deployment of security personnel or devices.

Members Jacobs, O'Brien, Evangelidis, Nucci, Everhart and Tibbits-Nutt voted Yes.

The public session adjourned at 10:25 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides