

MASSACHUSETTS PORT AUTHORITY
MINUTES OF THE MEETING HELD ON
SEPTEMBER 20, 2017 AT 9:00 A.M.
ONE HARBORSIDE DRIVE, EAST BOSTON, MA

The meeting of the Members of the Massachusetts Port Authority was held at One Harborside Drive, East Boston, Massachusetts on September 20, 2017. Chairman Lewis G. Evangelidis presided. L. Duane Jackson, Patricia A. Jacobs, John A. Nucci, Sean M. O'Brien, Stephanie L. Pollack, Laura Sen, Thomas P. Glynn, CEO and Executive Director, Catherine McDonald, Chief Legal Counsel, Elizabeth Morse, Chief of Staff, John P. Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Edward C. Freni, Director of Aviation, Lisa Wieland, Port Director, Houssam H. Sleiman, Director, Capital Programs & Environmental Affairs, James Doolin, Chief Development Officer, George Naccara, Chief Security Officer, Francis Anglin, Director, Information Technology, Flavio Leo, Director of Aviation Planning and Strategy, Daniel Gallagher, Director of Aviation Business and Finance, Joseph DeGrace, Fire Chief, and Michael A. Grieco, Assistant Secretary-Treasurer were in attendance.

The meeting commenced at 9:10 A.M.

Call To Order – Vice-Chair Duane Jackson

Human Resources and Compensation

Election of Chair

Ms. Pollack, Human Resources and Compensation Committee Chair, nominated Lew Evangelidis to serve as Chair and the nomination was seconded. There were no other nominations.

Upon a motion duly made and seconded, it was

VOTED:

In accordance with the provisions of the Enabling Act Lew Evangelidis is hereby elected to serve as Chair.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Chairman's Comments

Mr. Evangelidis thanked the Members for the opportunity to serve as Chair and he welcomed Laura Sen as a Member.

Designation of Committees, Committee Chairs and Vice-Chairs, and Committee Members

Upon a motion duly made and seconded, it was

VOTED:

In accordance with Paragraph 4 of Article III of the By-Laws, the following Committees, Committee Chairs, Vice-Chairs and members are designated:

Audit and Finance Committee

Laura Sen, Committee Chair
Sean O'Brien, Committee Vice-Chair
Stephanie Pollack, Committee Member

Facilities and Construction Committee

Pattie Jacobs, Committee Chair
Duane Jackson, Committee Vice-Chair
Lew Evangelidis, Committee Member

Real Estate and Strategic Initiatives Committee

Duane Jackson, Committee Chair
Stephanie Pollack, Vice-Chair
Pattie Jacobs, Committee Member
John Nucci, Committee Member

Human Resources and Compensation Committee

Stephanie Pollack, Committee Chair
Sean O'Brien, Committee Vice-Chair
Laura Sen, Committee Member

Community Outreach Committee

John Nucci, Committee Chair
Duane Jackson, Committee Vice-Chair
Pattie Jacobs, Committee Member

Safety and Security Committee

Sean O'Brien, Committee Chair
Lew Evangelidis, Committee Vice-Chair
Pattie Jacobs, Committee Member

In addition to the members listed above, the CEO & Executive Director, or the Chief of Staff as his designee, shall serve as a member of each Committee. Each Committee shall serve in an advisory capacity to the Members of the Authority as a whole, and shall make such recommendations as it deems appropriate to said Members. Three members of a Committee shall constitute a quorum. Committee meetings shall be held in accordance with all applicable provisions of G.L. Chapter 30A, §§18-25, the State Open Meeting Law. Terms of Reference, setting forth the purpose and responsibilities of each Committee, shall be developed by each Committee and shall be reviewed and revised from time to time as necessary and appropriate. The CEO & Executive Director shall designate appropriate staff, as necessary, to assist the Committees.

At the beginning of each meeting of the Members of the Authority, following the report of the CEO & Executive Director, each Committee Chair shall provide a brief summary of his/her Committee's activities since the previous meeting of the Members.

This vote supersedes all prior votes designating Committees or Committee Chairs.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Public Comment

There were no requests to speak during the Public Comment Period.

Ratification and approval of the minutes of the July 20, 2017 Board Meeting and the August 2, 2017 Special Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the July 20, 2017 Board Meeting and the August 2, 2017 Special Board Meeting.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Report of the CEO

Mr. Glynn presented information on the strong international service load factors in July, on actions to reduce Terminal E congestion, on six months of TNC activity at Logan, on a federal grant received for Hanscom Field, on the 9/11 Memorials exhibit at Logan, on the JetBlue event to kickoff the Worcester to JFK service and to recognize the contributions of Mike Angelini, on the announcement of JetBlue CEO Robin Hayes as the keynote speaker at the December Worcester Chamber Breakfast Club event, on the Worcester Business Journal article on the improvements at Worcester Airport, on the Boston Harbor dredging launch event, on Maersk's sale of its oil business, on the Fishing Partnership's awards to Governor Baker and Tom Glynn, on a Port Security Grant awarded to the Authority, on the appointment of Joe Lawless as Board President of the INTERPORTPOLICE organization, on the impacts of Hurricanes Irma and Jose on maritime operations, on the high construction costs locally and the residential development projects near Conley Terminal, on an Institute of Contemporary Art event at Piers Park, and on an article listing Boston as one of the projected top 4 locations for Amazon Headquarters 2. Mr. Freni presented information on the strong Logan passenger numbers in August and in the calendar year to date, on the impacts of Hurricanes Harvey and Irma at Logan and Worcester Airports, on JetBlue's new Logan service to Syracuse, and on a visit to Logan by CIA Director Pompeo. Mr. Anglin presented information on a parking and revenue control upgrade project to replace pay-on-foot machines and parking garage exit lane equipment.

Strategic Plan Implementation

Technology Challenges and Role at the Real Estate and Strategic Initiatives Committee

Mr. Glynn presented information on the 2014 Strategic Plan technology recommendations, on the technology cross-cut items completed from 2014 to 2017, on the technology challenge and opportunity in 2017, on two key technology focus areas: best practices and customer experience improvement, and on some key takeaways and next steps. Mr. Glynn also presented information on the testing of highly automated vehicles in Boston and on some autonomous vehicle industry developments.

Safety and Security Committee

TSA Administrator Visit

Mr. Naccara noted that the newly confirmed TSA Administrator, David Pekoske, travelled to Logan in August for his first field visit.

Community Outreach Committee

RNAV Update

Mr. Leo presented information on the RNAV Study Block 1 and Block 2 ideas being reviewed by John Hansman as potential RNAV modifications, on the community suggested procedures under review, and on the RNAV Study next steps.

FAA/City of Phoenix Litigation

Ms. McDonald presented information on a lawsuit against the FAA challenging its implementation of RNAV routes at Phoenix Airport and on the D.C. Circuit Court of Appeals ruling against the FAA that noted that the FAA deviated from its own standards of review used in implementing RNAV at other airports.

FAA/Winthrop Square

Mr. Glynn noted the FAA determination that the proposed Winthrop Square building should not exceed 702 feet in height and that the developers, Millennium Partners, had agreed to reduce the building height from 775 to 702 feet.

Authority Parks Overview

Mr. Sleiman presented information on Piers Park I, on the background and consultant team selected for Piers Park II, and on a discussion with the Trustees of the Reservation about a Piers Park III. Mr. Sleiman also noted the opening of the Thomas J. Butler Dedicated Freight Corridor and Memorial Park.

Real Estate and Strategic Initiatives Committee

Omni Hotel

Mr. Doolin presented information on the Omni Hotel program and design and on the project's permitting and schedule.

South Boston Gondola

Mr. Doolin presented information on the idea proposed by Millennium Partners to build an aerial gondola to transport people on a route along Summer Street between South Station and the Marine Industrial Park.

Facilities and Construction Committee

MPA M491 – Deep Draft Dredging Project, Maritime, Revised Partial Project Budget

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to take all actions necessary or desirable and to execute all agreements necessary or desirable in order to continue with and complete the Authority's Capital Project known as the Deep Draft Dredging Project (MPA M491) subject to the following conditions: funds expended for the Deep Draft Dredging Project Capital Project shall not exceed \$36,000,000.00 (the "Approved Revised Partial Budget"), as shown on the Financial Summary presented at the Board Meeting on September 20, 2017; the Director of Capital Programs and Environmental Affairs shall provide to the Board annual updates on expenditures, contract amendments and change orders related to the Deep Draft Dredging Project Capital Project and shall report back to the Board if, at any time during the life of the Project, it appears likely that the Project will exceed the Approved Revised Partial Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Capital Project as described in the back up materials presented at the Board Meeting on September 20, 2017. The CEO & Executive Director shall obtain all necessary permits and approvals and shall conduct all required environmental reviews prior to the execution of any agreement or to the commencement of any action all as may be required by law. Any agreement arising out of this vote shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

MPA H275 – Hanscom Airport Rescue and Fire Fighting (ARFF)/US Customs Border Protection (CBP) Facility, L.G. Hanscom Field, Bedford, MA, Partial Project Budget

Mr. Sleiman presented information on the location selected for the new ARFF and CBP facility and on the project schedule.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to take all actions necessary or desirable and to execute all agreements necessary or desirable in order to continue with and complete the Authority's Capital Project known as the Hanscom Airport Rescue and Fire Fighting (ARFF)/US Customs Border Protection (CBP) Facility (MPA H275) subject to the following conditions: funds expended for the Hanscom Airport Rescue and Fire Fighting (ARFF)/US Customs Border Protection (CBP) Facility Capital Project shall not exceed \$6,000,000.00 (the "Approved Partial Budget"), as shown on the Financial Summary presented at the Board Meeting on September 20, 2017; the Director of Capital Programs and Environmental Affairs shall provide to the Board annual updates on expenditures, contract amendments and change orders related to the Hanscom Airport Rescue and Fire Fighting (ARFF)/US Customs Border Protection (CBP) Facility Capital Project, and shall report back to the Board if at any time during the life of the Project it appears likely that the Project will exceed the Approved Partial Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Capital Project as described in the back up materials presented at the Board Meeting on September 20, 2017. The CEO & Executive Director shall obtain all necessary permits and approvals and shall conduct all required environmental reviews prior to the execution of any agreement or to the commencement of any action all as may be required by law. Any agreement arising out of this vote shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

MPA L1547 - Fire Apparatus Replacement and Refurbishment, Logan International Airport, East Boston, MA, Project Budget

Chief DeGrace noted that the four new pieces of fire apparatus will provide additional water and foam capacity over the existing equipment being replaced.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to take all actions necessary or desirable and to execute all agreements necessary or desirable in order to continue with and complete the Authority's Capital Project known as the Fire Apparatus Replacement and Refurbishment (MPA L1547) subject to the following conditions: funds expended for the Fire Apparatus Replacement and Refurbishment Capital Project shall not exceed \$6,000,000.00 (the "Approved Budget"), as shown on the Financial Summary presented at the Board Meeting on September 20, 2017; the Director of Capital Programs and Environmental Affairs shall provide to the Board annual updates on expenditures, contract amendments and change orders related to the Fire Apparatus Replacement and Refurbishment Capital Project and shall report back to the Board if at any time during the life of the Project it appears likely that the Project will exceed the Approved Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Capital Project as described in the back up materials presented at the Board Meeting on September 20, 2017. The CEO & Executive Director shall obtain all necessary permits and approvals and shall conduct all required environmental reviews prior to the execution of any agreement or to the commencement of any action all as may be required by law. Any agreement arising out of this vote shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Resiliency Overview

Mr. Sleiman presented information on the history of hurricane occurrences in Boston, on the tide levels at peak hurricane storm surge, on the Authority's disaster infrastructure resiliency planning, on the Authority's hurricane flood risk, on flood barrier and water pump resources, on implemented operational plans and guidelines, and on flooding related actions and timelines.

Audit and Finance Committee

Logan Rates and Charges Presentation

Mr. Gallagher presented information on the FAA regulations on determining airline rates and charges ("Rates"), on Rates methodologies, on the Authority's revenue generated through Rates, on the Fiscal Year 2017 airline Rates settlement, on the Fiscal Year 2018 Rates, on Logan's cost per enplaned passenger, and on the Fiscal Year 2018 Rental Car Facility Rates.

Logan Landing Fee

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority in accordance with 740 CMR 21.24 a landing fee rate at Boston-Logan International Airport of \$4.76 per thousand pounds of certificated landed weight of the aircraft conducting the particular landing operation with a minimum landing fee of \$30.00 for fixed wing aircraft and \$30.00 for rotary wing aircraft. This rate shall be effective from October 1, 2017, through September 30, 2018, or until a new rate is established.

To establish on behalf of the Authority in accordance with 740 CMR 21.24 and 740 CMR 21.100, Appendix C, an adjustment to the landing fee rate at Boston-Logan International Airport for the period of October 1, 2016, through September 30, 2017, which landing fee rate shall be \$4.64 per thousand pounds of certificated landed weight of the aircraft conducting the particular landing operation with a minimum landing fee of \$30.00 for fixed wing aircraft and \$30.00 for rotary wing aircraft.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Logan Terminal Building Rental Rates

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority the following terminal building rates, passenger fees, cargo building, land and other rates for Boston-Logan International Airport. The rates shall be effective from October 1, 2017, through September 30, 2018, or until new rates are established.

A. <u>Building Rates:</u>	<u>Rate</u>
Terminal A	\$194.76 per square foot per year
Terminal A Rate Per Gate Fee	\$1,372,150 per gate per year
Terminal B	\$130.74 per square foot per year
Terminal B Public Space Utilities	\$11.50 per square foot per year
Terminal C - Main Terminal	\$189.91 per square foot per year
Terminal C - Upper Piers	\$138.57 per square foot per year
Terminal C - Lower Piers	\$72.27 per square foot per year
Terminal C – Pier A Upper Pier	\$118.63 per square foot per year
Terminal C – Pier A Lower Pier	\$115.56 per square foot per year
Terminal E - Type 1 Space	\$114.77 per square foot per year
Terminal E - Type 2 Space	\$117.77 per square foot per year
Terminal E - Type 3 Space	\$128.27 per square foot per year
Amelia Earhart (Regional Carrier Facility)	\$48.41 per square foot per year
B. <u>Passenger Fees:</u>	<u>Terminal E Common Use Facilities</u>
Inbound International	\$12.85 per passenger
Outbound	\$ 4.18 per passenger
Inbound Non-FIS/Domestic	\$12.85 per passenger
Check in Fee	\$ 6.91 per passenger
C. <u>Terminals A, B & C Common Use Gates & Check In Counters</u>	
Exclusive & Preferential Bridge Charge	\$3,991 per month
Common Use Bridge and Holdroom Charges	\$2.00 per inbound passenger \$5.07 per outbound passenger
Check in Fee	\$6.91 per passenger
D. <u>Land Rates</u>	
Land	\$4.90 per square foot per year

To establish on behalf of the Authority an adjustment to the terminal building rates and passenger fees for Boston-Logan International Airport for the period of October 1, 2016, through September 30, 2017, which shall be as follows:

<u>A. Building Rates:</u>	<u>Rate</u>
Terminal A	\$182.20 per square foot per year
Terminal A Rate Per Gate Fee	\$1,283,432 per gate per year
Terminal B	\$120.48 per square foot per year
Terminal B Public Space Utilities	\$10.25 per square foot per year
Terminal C - Main Terminal	\$182.83 per square foot per year
Terminal C - Upper Piers	\$135.23 per square foot per year
Terminal C - Lower Piers	\$72.13 per square foot per year
Terminal C - Pier A Upper Pier	\$113.65 per square foot per year
Terminal C - Pier A Lower Pier	\$110.59 per square foot per year
Terminal E - Type 1 Space	\$101.09 per square foot per year
Terminal E - Type 2 Space	\$104.09 per square foot per year
Terminal E - Type 3 Space	\$114.59 per square foot per year
Amelia Earhart (Regional Carrier Facility)	\$48.46 per square foot per year

<u>B. Passenger Fees:</u>	<u>Terminal E Common Use Facilities</u>
Inbound International	\$10.45 per passenger
Outbound	\$ 2.66 per passenger
Inbound Non-FIS/Domestic	\$10.45 per passenger
Check in Fee	\$ 6.21 per passenger

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Logan Baggage Screening Facility Fee

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority a Baggage Screening Facility Fee at Boston-Logan International Airport of \$1.70 per checked bag billable to each airline checking bags. This rate shall be effective from October 1, 2017, through September 30, 2018, or until a new rate is established.

To establish on behalf of the Authority an adjustment to the Baggage Screening Facility Fee at Boston-Logan International Airport which Baggage Screening Facility Fee shall be \$1.28 per checked bag for the period October 1, 2016, through September 30, 2017.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Logan General Aviation User Fee

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority the following General Aviation User Fees at Boston-Logan International Airport:

<u>Types of Aircraft</u>	<u>Fee per Departure</u>
All Category A	\$146.00
All Category B	\$97.00
All Category C	\$72.00
All Category D	\$48.00

These rates shall be effective from October 1, 2017, through September 30, 2018, or until a new rate is established.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Logan Aircraft Parking Fee

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority the parking rates for all ramp areas for Boston-Logan International Airport. The rates shall be effective from October 1, 2017, through September 30, 2018, or until new rates are established.

Category	Aircraft Wingspan	0-4 Hrs	Over 4 Hrs to 8 Hrs	Over 8 Hrs to 16 Hrs	Over 16 Hrs to 24Hrs	Over 24 Hrs to 32 Hrs	Over 32 Hrs to 48 Hrs
Z	215 ft & over	\$312	\$414	\$726	\$835	\$1,243	\$1,667
A	166-214 ft	\$278	\$368	\$644	\$741	\$1,105	\$1,479
B	126-165 ft	\$184	\$249	\$436	\$493	\$746	\$996
C	96-125 ft	\$130	\$163	\$284	\$329	\$490	\$659
D	81-95 ft	\$73	\$94	\$162	\$183	\$281	\$374
E	66-80 ft	\$46	\$58	\$104	\$123	\$180	\$239
F	0-65 ft	\$41	\$41	\$58	\$73	\$106	\$138

For each subsequent day or any part thereof add the 24 hour rate

Carriers may reserve one or more spaces for the month, and shall pay the 24 hour rate multiplied by the number of days in the month per space.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Logan Rental Car Center Rental Rates

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority the following facility rates and fees for the Rental Car Center at Boston Logan Airport. The rates and fees shall be effective from October 1, 2017, through September 30, 2018, or until new rates are established.

<u>A. Facility Rates</u>	<u>Rate</u>
Customer Service Center Facility Rent	\$297.45 per square foot per year
Garage Facility Rent (Levels 1-3)	\$2.20 per square foot per year
Garage Facility Rent (Roof Level)	\$1.11 per square foot per year
Quick Turn Around Facility Rent	\$4.68 per square foot per year

<u>B. Fees</u>	<u>Rate</u>
Common Airport Transit System Fee	\$5.79 per rental car transaction
Rental Car Center Facility Access Fee	\$2.50 per rental car transaction

To establish on behalf of the Authority an adjustment to the following facility rates and fees for the Rental Car Center at Boston Logan Airport effective from October 1, 2016, through September 30, 2017.

<u>A. Facility Rates</u>	<u>Rate</u>
Customer Service Center Facility Rent	\$236.31 per square foot per year
Garage Facility Rent (Levels 1-3)	\$2.08 per square foot per year
Garage Facility Rent (Roof Level)	\$1.05 per square foot per year
Quick Turn Around Facility Rent	\$4.62 per square foot per year

<u>B. Fees</u>	<u>Rate</u>
Common Airport Transit System Fee	\$4.93 per rental car transaction
Rental Car Center Facility Access Fee	\$2.50 per rental car transaction

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

Assent Agenda

MPA A302-D11, D12, D13 & D14, FY18-20 Term Engineering Services, Authority-wide, Consultant Contracts

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to execute on behalf of the Authority agreements for MPA A302-D11, D12, D13 & D14, FY18-20 Term Engineering Services with HNTB Corporation, Jacobs Consultants, Inc., HDR Architecture, Inc., and Dewberry Engineers Inc. each in the not-to-exceed amount of \$1,500,000.00. The agreements shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

MPA L1394 – Airfield Lighting System Improvements, Logan International Airport, East Boston, MA, Project Budget

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to take all actions necessary or desirable and to execute all agreements necessary or desirable in order to continue with and complete the Authority's Capital Project known as the Airfield Lighting System Improvements (MPA L1394) subject to the following conditions: funds expended for the Airfield Lighting System Improvements Capital Project shall not exceed \$3,500,000.00 (the "Approved Budget"), as shown on the Financial Summary presented at the Board Meeting on September 20, 2017; the Director of Capital Programs and Environmental Affairs shall provide to the Board annual updates on expenditures, contract amendments and change orders related to the Airfield Lighting System Improvements Capital Project and shall report back to the Board if at any time during the life of the Project it appears likely that the Project will exceed the Approved Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Capital Project as described in the back up materials presented at the Board Meeting on September 20, 2017. The CEO & Executive Director shall obtain all necessary permits and approvals and shall conduct all required environmental reviews prior to the execution of any agreement or to the commencement of any action all as may be required by law. Any agreement arising out of this vote shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

MPA M350 – Integrated Terminal Operating System, Paul W. Conley Terminal, South Boston, MA, Project Budget Revision

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to take all actions necessary or desirable and to execute all agreements necessary or desirable in order to continue with and complete the Authority's Capital Project known as the Integrated Terminal Operating System (MPA M350) subject to the following conditions: funds expended for the Integrated Terminal Operating System Capital Project shall not exceed \$3,722,000.00 (the "Approved Revised Budget"), as shown on the Financial Summary presented at the Board Meeting on September 20, 2017; the Director of Capital Programs and Environmental Affairs shall provide to the Board annual updates on expenditures, contract amendments and change orders related to the Integrated Terminal Operating System Capital Project and shall report back to the Board if, at any time during the life of the Project, it appears likely that the Project will exceed the Approved Revised Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of work for the Capital Project as described in the back up materials presented at the Board Meeting on September 20, 2017. In addition, an amendment to the agreement with Tideworks Technology in the not-to-exceed amount of \$880,274.00 resulting in a total not-to-exceed amount of \$2,802,274.00 over approximately a twelve year period ending November 1, 2022 for software licensing, training, maintenance, and support services will be funded from the operating budget. The CEO & Executive Director shall obtain all necessary permits and approvals and shall conduct all required environmental reviews prior to the execution of any agreement or to the commencement of any action all as may be required by law. Any agreement arising out of this vote shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

L1473 – Logan Portable Snow Melters

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer, or their respective designees, to issue on behalf of the Authority a purchase order with Trecan Combustion Ltd. in the not-to-exceed amount of \$690,000.00 for one (1) Trecan 180-PD Snow Melter and, further, a purchase order in the not-to-exceed amount of \$602,000.00 for one (1) Trecan 135-PD Snow Melter for a total not-to-exceed amount of \$1,292,000.00 for the two snow melters. The purchase orders shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O'Brien, Pollack, and Sen voted Yes.

MPA L1025-C9 – Logan Office Center – Third Floor Renovations, Logan International, Airport, East Boston, MA, Construction Contract

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to execute on behalf of the Authority an agreement for MPA L1025-C9 – Logan Office Center – Third Floor Renovations with Page Building Construction Company, Inc. in the not-to-exceed amount of \$1,271,000.00. The agreement shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O’Brien, Pollack, and Sen voted Yes.

Logan Snow Removal Services Contract

Upon a motion duly made and seconded, it was

VOTED:

To authorize the CEO & Executive Director, Secretary-Treasurer or Assistant Secretary-Treasurer to execute on behalf of the Authority an agreement with Aero Snow Removal Corporation in the not-to-exceed amount of \$11,660,117 for snow removal services at Logan Airport. The agreement shall be for the period commencing on November 1, 2017 and ending on April 30, 2020, and shall contain such other terms and conditions as the person executing in accordance with this vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O’Brien, Pollack, and Sen voted Yes.

Luggage Cart Concession Agreement

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority issued a Request for Proposal (“RFP”) for luggage cart concession services at Boston-Logan International Airport (the “Airport”); and

WHEREAS, the Authority’s primary goals for its luggage cart concession services program are to offer Airport customers a first class luggage cart program, while maximizing revenue to the Authority under the Domestic Luggage Cart Program and minimizing cost to the Authority’s Terminal E international airline tenants under the Terminal E International Free Cart Program; and

WHEREAS, the Authority’s staff has evaluated the one proposal submitted in response to the RFP within the framework of the Authority’s goals, and has determined that it is desirable to negotiate, execute and deliver a Concession Agreement for Luggage Cart Services (the “Concession Agreement”) with Smarte Carte, Inc. (“Smarte Carte”).

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director, the Secretary-Treasurer or the Assistant Secretary-Treasurer, each acting singly (each an “Authorized Officer”), are hereby authorized to execute and deliver, on behalf of the Authority, the Concession Agreement, together with any other related documents necessary to effectuate the Concession Agreement, for the provision of luggage cart concession services at the Airport with Smarte Carte, on the following terms and conditions:

1. Term: A term of five (5) years, commencing on or about February 1, 2018.
2. Annual Concession Fee: Smarte Carte shall pay the Authority an annual concession fee in an amount equal to the greater of (i) \$550,000 per year; and (ii) 50% of annual gross revenues in the Domestic Cart Program.
3. Minimum Capital Investment: Smarte Carte shall make a minimum capital investment of \$692,400, which includes \$392,500 for luggage carts, \$206,400 for cart management units, \$69,500 for motorized service equipment, and \$24,000 for IT support/installation.
4. Free Cart Program Payment by the Authority: In connection with the Terminal E International Free Cart Program, the Authority shall pay Smarte Carte the following annual amounts: Year 1, \$750,000; Year 2, \$772,500; Year 3, \$795,675; Year 4, \$819,545; and Year 5, \$844,132.

The Concession Agreement may contain such other terms and conditions not inconsistent with this Vote as the Authorized Officer executing the Concession Agreement in accordance with this Vote deems necessary or desirable.

Members Evangelidis, Jackson, Jacobs, Nucci, O’Brien, Pollack, and Sen voted Yes.

Executive Session

Upon a motion duly made and seconded, it was

VOTED:

That the Authority enter executive session to consider the purchase, exchange, lease or value of real property, specifically regarding the Parcel K Development, a Roseland update, and the agreement with the City of Chelsea, since a discussion in open session may have a detrimental effect on the negotiating position of the Authority; and

That the Authority enter executive session to discuss litigation strategy, specifically regarding the Conservation Law Foundation agreement/proposals, and the Lufthansa claim, since a discussion in open session may have a detrimental effect on the litigating position of the Authority; and

That the Authority enter executive session to discuss the deployment of security personnel or devices, or strategies with respect thereto.

Members Evangelidis, Jackson, Nucci, O'Brien, Pollack, and Sen voted Yes.

Ms. Jacobs was out of the room.

Mr. Evangelidis stated that the Authority will not reconvene after Executive Session.

The public session adjourned at 11:15 A.M.

Michael A. Grieco
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides