

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON JUNE 16, 2022 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on June 16, 2022. The following Members participated remotely per An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed into law by Governor Baker on February 15, 2022: Chairman Lewis G. Evangelidis presided, Warren Q. Fields, John A. Nucci, Laura Sen, and Jamey Tesler. Lisa Wieland, Chief Executive Officer and Executive Director, Reed Passafaro, Chief of Staff, John P. Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Edward C. Freni, Director of Aviation, Catherine McDonald, Chief Legal Counsel, Luciana Burdi, Director Capital Programs & Environmental Affairs, Hank Shaw, Chief Security Officer, Alaina Coppola, Director, Community Relations and Government Affairs, Andrew Hargens, Chief Development Officer, Kwang Chen, Chief Information Officer, Joseph Morris, Acting Port Director, and Ann Buckley, Assistant Secretary-Treasurer were in attendance.

The meeting commenced at 9:00 A.M.

Ratification and approval of the minutes of the May 19, 2022 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the May 19, 2022 Board Meeting.

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

Chairman's Comments

Mr. Evangelidis noted that the law suspending certain provisions of the Open Meeting Law allowing remote meetings is in effect until July 2022, that Massport is preparing to hold Board Meetings in person beginning in July, and that Massport will continue to monitor any changes to the Open Meeting Law.

Assent Agenda

Mr. Fields joined the meeting at 9:05 A.M.

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 real estate.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Mr. Evangelidis stated that the Authority will reconvene after Executive Session.

The initial public session adjourned at 9:05 A.M.

Public Session

The second public session commenced at 9:30 A.M.

Mr. Gallagher presented information on the North Airfield at Hanscom Field developer designation, on an overview of Hanscom Field and strategic objectives, on the location of North Airfield at Hanscom Field, on Massport establishing goals and objectives for development at Hanscom Field, on Massport receiving three RFP responses, on North Airfield Ventures' (NAV) proposal met or exceeded all goals and objectives and proposed unique features, on NAV's proposed development for the North Airfield, and on staff recommendation that the Massport Board designate North Airfield Ventures, LLC as the developer of the North Airfield Development Area.

Hanscom North Airfield Development Area Developer Designation

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority issued a Request for Proposals in August 2021 (the "RFP") seeking proposals from parties interested in developing, financing, constructing and operating a general aviation hangar development and/or other aviation compatible facilities on the North Airfield Development Area at L.G. Hanscom Field (the "North Airfield Development Area"); and

WHEREAS, in response to the RFP, the Authority received three (3) proposals (the "Proposal" or "Proposals"); and

WHEREAS, the Authority's selection panel charged with the responsibility of evaluating the Proposals for the North Airfield Development Area determined that two (2) teams should be short-listed and interviewed; and

WHEREAS, following the interviews, the Authority requested a best and final offer from the two (2) shortlisted teams; and

WHEREAS, following the receipt of the best and final offers, the Authority's selection panel determined that the Proposal, together with the best and final offer (collectively, the "Best and Final Proposal") submitted by North Airfield Ventures, LLC ("NAV") best met the interests of the Authority and met or exceeded Hanscom Field's planning and development goals and objectives and the selection panel recommends that the Authority designate NAV or its designee as the developer of the North Airfield Development Area, and authorize staff to pursue negotiations for a development agreement and a ground lease based on NAV's Best and Final Proposal and subject to the terms and conditions below.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

1. NAV is hereby designated as the developer of the North Airfield Development Project.

2. The Chief Development Officer and the Chief Legal Counsel and their designees (collectively, the “Authorized Officers”) are hereby authorized to negotiate a term sheet for a development agreement and one or more ground leases with NAV, on terms substantially consistent with the terms set forth in NAV’s Best and Final Proposal, and on such other terms and conditions as the Authorized Officers may determine are necessary or desirable, provided, however, upon completion of such negotiations, staff will seek further authorization from the Board to execute and deliver a development agreement and a ground lease with NAV, or its nominee, in accordance with a vote and development agreement/ground lease term sheet that will be presented to the Board at such time.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Strategic Plan

Mr. Gallagher presented information on an update of Logan Ground Transportation, on the alignment with Massport’s strategic priorities for 2025, on Massport’s core strategy of encouraging efficient modes of travel to and from the airport reducing vehicles and emissions, on during the pandemic, Massport implementing a number of policies and initiatives to reshape Logan’s ground transportation program for recovery and rebound, on initiatives implemented are reducing the impacts of pickup/drop off (PU/DO) on congestion, but opportunities for improvement remain, on Logan Express E-Ticketing and online discount pricing, on Logan Express air passenger ridership performance over the past 12 months, on relocating Peabody Logan Express, on ride app pre-match/tiered queuing, on pre-match and tiered queuing (February 2022) helping further reduce deadhead rates achieved since Ride App consolidation (December 2019), including off-peak hours, on parking duration-based discount parking, on restoring Back Bay Logan Express, entering into an operating agreement with Academy Express, LLC for Back Bay LEX, continuing Logan Express online discounts at suburban sites, on temporarily extending Airport Shuttle Bus Operating Agreement, on extending Logan Parking discount pricing programs through Fiscal Year 2023, and on creating Logan Gold Parking Express promotional discounts.

Audit and Finance Committee

FY23 Operating Budget

FY23 Budget Policy Objectives

Mr. Prankevicius presented information on Massport’s FY23 Operating Budget and Business Plan reflecting increased business demand at Massport facilities, on Logan passenger activity improving and reaching 80% of pre-pandemic levels in FY23 and 90% in FY24, on Hanscom Field operations rebounding to post pre-pandemic levels, on new Hanscom Field ground leases pushing Hanscom’s finances toward break-even, on three major commercial air carriers returning to Worcester Regional airport, on two new shipping services diversifying container volumes at Conley Terminal, but supply chain disruptions and Asian port closures pose risks to volume forecasts, on Flynn Cruiseport Terminal incrementally rebounding from the return of cruise activity, on Massport real estate revenues benefitting from commercial developments, on increasing business activity producing higher earnings to fund the FY22-24 Capital Program, on increasing business activity driving Massport’s FY23 revenue budget to \$873M, on \$873M in total expenses forecast for FY23 including a \$110M increase in the capital budget deposit for the \$1.3B Capital Program, on Logan services restoration, higher energy costs and inflation impacting operating expenses, on funding the \$1.3B FY22 – FY24 Capital Program requiring capital budget approvals, on the risks and challenges to achieving Massport’s strategic initiatives, and next steps.

FY23 Operating Budget and Funds Flow

Upon a motion duly made and seconded, it was

VOTED:

To adopt pursuant to Section 505 of the 1978 Trust Agreement an Annual Budget for Fiscal Year 2023; which shall include the following anticipated amounts:

A.	Total Fiscal Year 2023 Revenues (excluding PFCs and CFCs)	\$833,000,000	(1)
B.	Federal Funds Revenue	40,000,000	(2)
C.	Operating Expenses excluding In-Lieu-of-Tax Payments		
	for Airport Project	345,837,503	
	for Port Project	83,822,061	
	for General and Administration	65,143,472	
	Total Operating Expenses (Excluding In-Lieu of-Tax)	494,803,036	(3)
D.	Net Operating Revenues (excluding PFCs and CFCs) (Total Revenues minus Current Expenses Prior to Debt Service, Major Maintenance, In-Lieu-of-Tax and Capital Expenses)	338,196,964	(1)
E.	Uses of Net Revenues (Defined as use of funds remaining after Operating Expenses are subtracted from total Revenues)		

Deposits to:

2014A Debt Service Fund	3,043,750
2014B Debt Service Fund	3,232,250
2014C Debt Service Fund	11,429,250
2015A Debt Service Fund	7,137,500
2015B Debt Service Fund	4,576,500
2015C Debt Service Fund	14,914,585
2016A Debt Service Fund	3,908,450
2016B Debt Service Fund	8,051,400
2017A Debt Service Fund	14,814,250
2019A Debt Service Fund (non-PFC portion)	15,566,099
2019C Debt Service Fund (non-PFC portion)	17,113,750
2019B Debt Service Fund	8,893,667

	2020A Debt Service Fund	15,430,361	
	2020B Debt Service Fund	11,812,504	
	2021A Debt Service Fund	1,781,500	
	2021B Debt Service Fund	1,095,000	
	2021C Debt Service Fund (non-PFC portion)	4,949,478	
	2021E Debt Service Fund (non-PFC portion)	122,209	
	Strategic Projects Debt Service Accounts	4,354,497	
	 Subtotal Debt Service	 152,227,000	
	Maintenance Reserve Fund (to pay for major maintenance)	80,000,000	
	In-Lieu-of-Tax Fund	23,196,964	(4)
	Improvement and Extension Fund	122,773,000	
	2000A Park Ex Debt Service Fund	2,580,000	
	2001A Park Ex Debt Service Fund	2,193,000	
F.	Transfers to the Capital Program Budget (Transfer from the Improvement and Extension Fund to the Capital Budget Account to pay for a portion of the scheduled capital improvements)	118,000,000	
G.	Transfer to Retiree Benefits Trust (Transfer from the Operating Fund)	9,100,044	
H.	Fiscal Year 2022 PFC Revenue expected to pay PFC Debt Service	14,683,539	(5)
	2019A Debt Service Fund (PFC portion)	8,763,651	
	2019C Debt Service Fund (PFC portion)	2,942,500	
	2021C Debt Service Fund (PFC portion)	200,639	
	2021E Debt Service Fund (PFC portion)	2,776,750	

Pursuant to Section 7.04 (b) of the ConRAC Trust Agreement, the level of the Customer Facility Charge for FY22 shall be established to conform with the covenants of the ConRAC Trust Agreement:

Customer Facility Charge (CFC) per Transaction Day	\$6.00
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(1) Passenger facility charge (PFC) revenue is excluded from the Revenues pledged under the 1978 Trust Agreement and is held on deposit with The Bank of New York pursuant to the PFC Depositary Agreement dated as of July 3, 2017.

Customer facility charge (CFC) revenue is excluded from Revenues pledged under the 1978 Trust Agreement and such CFCs are pledged to the CFC Trust Agreement dated May 18, 2011.

(2) The Coronavirus Aid, Relief and Economic Security Act ("CARES Act"), Coronavirus Response and Relief Supplemental Appropriations Act ("CRRSA Act"), and the American Rescue Plan Act ("ARPA") provide direct aid for airports and are being used to reimburse expenses related to commercial parking, concessions and vacant terminal space, transportation services and other eligible airport expenses.

(3) The Chief Executive Officer and Executive Director, the Secretary-Treasurer and the Assistant Secretary-Treasurer, each acting singly (each, an "Authorized Officer"), are hereby authorized to contract, procure, and make expenditures and/or payments in amounts consistent with this FY23 Operating Budget, for the following recurring, routine, non-discretionary Operating Expenses, in order to carry out the Authority's daily operations: self-insurance, workers' compensation, property and casualty insurance, Columbia Coastal (ILA), retirement contributions, health insurance, dental insurance, water and sewer service, telephone service, and funding for State Police services to be paid to the Commonwealth, on such terms and conditions as the Authorized Officer may determine are necessary or desirable.

(4) This amount reflects the payment due pursuant to the Amended and Restated Payment-In-Lieu-of-Tax Agreement between the City of Boston and the Authority, and the Amended and Restated Payment-In-Lieu-of-Tax Agreement between the Town of Winthrop and the Authority.

(5) Transfer from PFC Depositary Account held on deposit with the Bank of New York, to pay principal of and interest on the portion of the Bonds applied to finance PFC-eligible projects.

AUTHORITY'S CONTRIBUTION STATEMENT
Fiscal Year 2021 Operating Results and Fiscal Year 2022/2023 Budget Projection

	2021 <u>Actual</u>	2022 <u>Budget</u>	2023 <u>Budget</u>
Revenues			
Logan	\$526,227,122	\$556,597,160	\$701,925,563
Hanscom	14,419,093	14,525,000	18,024,440
Worcester	1,386,840	1,497,840	2,097,714
Maritime	85,041,962	78,192,631	73,568,650
Real Estate	33,161,115	24,187,369	27,383,633
Investment Income	11,575,981	10,000,000	10,000,000
Total Revenues	<u>671,812,112</u>	<u>685,000,000</u>	<u>833,000,000</u>
Expenses			
Logan	324,864,914	346,653,537	390,753,957
Hanscom	13,673,953	14,112,302	15,445,995
Worcester	10,309,525	12,175,393	15,006,972
Maritime	73,796,399	74,154,462	76,091,553
Real Estate	18,553,475	17,904,306	20,701,523
Total Expenses	<u>441,198,266</u>	<u>465,000,000</u>	<u>518,000,000</u>
Operating Contribution			
Logan	201,362,208	209,943,623	311,171,606
Hanscom	745,140	412,698	2,578,445
Worcester	(8,922,685)	(10,677,553)	(12,909,258)
Maritime	11,245,563	4,038,169	(2,522,903)
Real Estate	14,607,640	6,283,063	6,682,110
Investment Income	11,575,981	10,000,000	10,000,000
Total Operating Contribution	<u>230,613,846</u>	<u>220,000,000</u>	<u>315,000,000</u>
Annual Senior Debt Service	(123,310,012)	(130,000,000)	(152,227,000)
Maintenance Reserve Deposit	(70,415,446)	(80,000,000)	(80,000,000)
Federal Funds	121,078,351	40,000,000	40,000,000
Improvement and Extension Fund	(157,966,739)	(15,000,000)	(122,773,000)
Reserve for Recovery	0	(35,000,000)	0
Ending Balance	<u>0</u>	<u>0</u>	<u>0</u>

REVENUE SUMMARY BY TYPE

	FY21	FY22	FY23	Budget Inc / (Dec) FY23 Vs. FY22	
	Total	Annual	Projected		
	Actuals	Budget	Amount	(\$)	(%)
<u>FACILITY</u>					
<u>LOGAN:</u>					
Landing Fees	103,879,108	120,829,395	128,639,316	7,809,921	6.5%
Terminal					
Building Rents	209,318,040	210,687,000	240,150,384	29,463,384	14.0%
On-Airport					
Parking	56,099,996	72,111,354	131,861,553	59,750,199	82.9%
Rental Cars	27,484,968	23,637,966	24,335,531	697,565	3.0%
Logan					
Concessions	32,426,007	48,022,295	81,524,621	33,502,326	69.8%
Utilities	9,263,251	9,671,193	11,514,970	1,843,777	19.1%
All Other					
Logan	87,755,752	71,637,957	83,899,188	12,261,231	17.1%
TOTAL					
LOGAN	526,227,122	556,597,160	701,925,563	145,328,403	26.1%
<u>HANSCOM:</u>					
Landing Fees	1,204,153	1,108,688	1,137,180	28,492	2.6%
Rents	8,168,769	8,944,617	12,111,750	3,167,133	35.4%
Fuel Flowage	1,868,433	1,606,560	1,638,336	31,776	2.0%
Hanscom					
Concessions	378,228	407,263	466,728	59,465	14.6%
Utilities	92,529	106,753	128,414	21,661	20.3%
All Other					
Hanscom	2,706,981	2,351,119	2,542,032	190,913	8.1%
TOTAL					
HANSCOM	14,419,093	14,525,000	18,024,440	3,499,440	24.1%
<u>WORCESTER:</u>					
Landing Fees	32,897	130,595	145,596	15,001	11.5%
Rents	878,408	799,694		147,149	18.4%

			946,843		
Fuel Flowage Worcester	34,503	49,500	56,652	7,152	14.4%
Concessions	247,682	230,154	299,568	69,414	30.2%
Utilities All Other Worcester	65,384	109,247	130,319	21,072	19.3%
	127,967	178,650	518,736	340,086	190.4%
TOTAL WORCESTER	1,386,840	1,497,840	2,097,714	599,874	40.0%
<u>MARITIME:</u>					
Rents	36,145,918	27,914,616	28,755,785	841,169	3.0%
Parking	5,642,985	6,134,818	7,699,270	1,564,452	25.5%
Stevedoring	10,112,829	7,080,672	6,451,219	(629,453)	-8.9%
Fees Terminal Handling	16,772,526	15,816,611	15,115,119	(701,492)	-4.4%
	41,540,655	39,755,527	32,424,830	(7,330,697)	-18.4%
Utilities All Other Maritime	2,069,530	1,881,740	2,265,127	383,387	20.4%
	5,918,634	3,796,016	8,240,933	4,444,917	117.1%
TOTAL MARITIME	118,203,077	102,380,000	100,952,283	(1,427,717)	-1.4%
TOTAL OPERATING INCOME	660,236,131	675,000,000	823,000,000	148,000,000	21.9%
INVESTMENT INCOME	11,575,981	10,000,000	10,000,000	0	0.0%
Operating Revenue	671,812,112	685,000,000	833,000,000	148,000,000	21.6%
Federal Funds	121,078,351	40,000,000	40,000,000	0	
Total Revenue	792,890,463	725,000,000	873,000,000	148,000,000	20.4%

EXPENSE SUMMARY BY CLASSIFICATION

ALL DEPARTMENTS

<u>CLASSIFICATION</u>	FY21 Total Actuals	FY22 Annual Budget	FY23 Recommended Amount	Budget Inc / (Dec) FY23 Vs. FY22 (\$)	(%)
PAYROLL & BENEFITS:					
Payroll	\$121,516,295	\$113,903,114	\$130,650,553	\$16,747,439	14.7%
Overtime	4,642,286	3,597,607	4,883,498	1,285,891	35.7%
Benefits	57,682,451	50,113,055	53,737,308	3,624,253	7.2%
State Police	38,042,093	45,403,375	43,517,549	(1,885,826)	-4.2%
	221,883,125	213,017,151	232,788,908	19,771,757	9.3%
MATERIALS & SUPPLIES	\$9,042,801	\$12,876,442	\$13,370,256	493,814	3.8%
REPAIRS	6,737,408	7,421,948	8,160,419	738,471	9.9%
SERVICES	67,676,181	76,189,545	86,491,707	10,302,162	13.5%
SHUTTLE BUS SERVICES	17,760,922	30,149,097	33,949,097	3,800,000	12.6%
PROFESSIONAL FEES	7,224,345	10,026,576	13,363,682	3,337,106	33.3%
STEVEDORING	34,182,655	35,840,010	33,125,940	(2,714,070)	-7.6%
UTILITIES	26,909,270	31,881,623	39,868,171	7,986,548	25.1%
MEDIA & PUBLIC AFFAIRS	958,746	1,301,030	2,032,749	731,719	56.2%
TRAVEL	83,778	426,863	543,357	116,494	27.3%
INSURANCE	12,354,250	12,002,498	14,137,009	2,134,511	17.8%
OTHER	5,882,195	3,721,106	6,133,694	2,412,588	64.8%
PILOT	22,247,216	21,647,500	23,196,964	1,549,464	7.2%
RENT	8,255,376	8,498,611	10,838,047	2,339,436	27.5%

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SUBTOTAL	\$441,198,266	\$465,000,000	\$518,000,000	\$53,000,000	11.4%
INVESTMENT IN CAPITAL ASSETS	\$351,692,197	\$225,000,000	\$355,000,000	\$130,000,000	57.8%
TOTAL	\$792,890,463	\$690,000,000	\$873,000,000	\$183,000,000	26.5%
RESERVE FOR RECOVERY	0	35,000,000	0	(35,000,000)	100.0%
TOTAL	\$792,890,463	\$725,000,000	\$873,000,000	\$148,000,000	20.4%

EXPENSE SUMMARY BY DEPARTMENT

<u>DEPARTMENT</u>	FY21	FY22	FY23	Budget Inc / (Dec)	(%)
	Total	Annual	Recommended	FY23 Vs. FY22	
	<u>Actuals</u>	<u>Budget</u>	<u>Amount</u>	<u>(\$)</u>	
LOGAN	\$265,533,311	\$292,099,899	\$325,063,086	\$32,963,187	11.3%
HANSCOM	4,793,487	4,999,902	5,966,448	966,546	19.3%
WORCESTER	4,120,746	4,696,117	6,198,333	1,502,216	32.0%
MARITIME	66,303,318	65,381,002	66,039,899	658,897	1.0%
ADMINISTRATION AND FINANCE	27,614,473	27,047,840	31,423,343	4,375,503	16.2%
CAPITAL PROGRAMS	18,915,742	18,804,832	22,265,619	3,460,787	18.4%
COMMUNITY RELATIONS	2,078,389	2,051,616	2,388,751	337,135	16.4%
CORPORATE SECURITY/EMERGENCY PREP	1,052,758	923,154	1,071,524	148,370	16.1%
DIVERSITY AND INCLUSION / COMPLIANCE	1,636,539	1,065,969	1,383,878	317,909	29.8%
REAL ESTATE AND ASSET MANAGEMENT	6,284,978	5,836,195	7,417,471	1,581,276	27.1%
HUMAN RESOURCES	4,204,942	4,125,026	4,275,418	150,392	3.6%
INFORMATION TECHNOLOGY	25,902,876	26,481,682	29,647,846	3,166,164	12.0%

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INTERNAL AUDIT	1,312,603	951,095	1,243,525	292,430	30.7%
LABOR RELATIONS	792,052	859,910	942,537	82,627	9.6%
LEGAL	5,093,511	4,140,197	4,526,044	385,847	9.3%
MEDIA RELATIONS	460,385	385,770	420,212	34,442	8.9%
MASSPORT CAC	145,000	350,000	500,000	150,000	42.9%
STRATEGIC AND BUSINESS PLANNING	2,507,142	2,108,706	2,699,440	590,734	28.0%
STRATEGIC COMMUNICATIONS & MARKETING	2,446,013	2,691,088	4,526,626	1,835,538	68.2%
SUBTOTAL	<u>\$441,198,266</u>	<u>\$465,000,000</u>	<u>\$518,000,000</u>	<u>\$53,000,000</u>	11.4%
INVESTMENT IN CAPITAL ASSETS	<u>\$351,692,197</u>	<u>\$225,000,000</u>	<u>\$355,000,000</u>	<u>\$130,000,000</u>	57.8%
TOTAL	<u>\$792,890,463</u>	<u>\$690,000,000</u>	<u>\$873,000,000</u>	<u>\$183,000,000</u>	26.5%
Reserve for Recovery	0	35,000,000	0	(35,000,000)	100.0%
Total	<u>\$792,890,463</u>	<u>\$725,000,000</u>	<u>\$873,000,000</u>	<u>\$148,000,000</u>	20.4%

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Logan Express Bus Fare E-Ticket Discount Program

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, at its meeting on June 24, 2021, the Members of the Authority (the “Board”) authorized the establishment of a Logan Express promotional price program effective from July 1, 2021 to December 31, 2021 for e-tickets purchased at loganexpress.com or via the FlyLogan App, pursuant to which the one-way and round trip Adult and Senior tickets were discounted; and

WHEREAS, at its meeting on November 18, 2021, the Board authorized the extension of the Logan Express promotional price program until June 30, 2022; and

WHEREAS, staff requests authorization to extend the Logan Express promotional price program until June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director, the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are hereby authorized and directed to extend the Logan Express promotional price program until June 30, 2023. This program will be limited to Logan Express e-tickets purchased at loganexpress.com or the FlyLogan App and the following promotional prices:

- The \$12 one-way Adult ticket would be discounted to \$9 and the \$22 round-trip Adult ticket would be discounted to \$18.
- The \$11 one-way Senior ticket would be discounted to \$9 and the \$20 round-trip Senior ticket would be discounted to \$18.

All other Logan Express fares will remain unchanged.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Back Bay Logan Express Shuttle Service

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Back Bay Logan Express Shuttle Service (the “Service”) was instituted on a pilot basis by the Authority in 2014 and provided by the operator of the Logan Airport Shuttle Bus Agreement until its suspension in March 2020 during the Covid-19 Pandemic; and

WHEREAS, on April 15, 2022, the Authority released a Request for Proposals (“RFP”) for the operation of the Service; and

WHEREAS, on April 17, 2022, four companies attended the RFP pre-submission conference; and

WHEREAS, on May 23, 2022, three (3) proposals were received by the Authority from Academy Express, LLC, DPV Transportation, Inc. and A Yankee Line, Incorporated, followed by best and final offers (“BAFOs”), which were received prior to the June 3, 2022 deadline; and

WHEREAS, a Selection Committee (“Committee”) comprised of Massport staff, subsequently conducted a comprehensive review of the proposals and the BAFOs submitted by each of the three respondents; and

WHEREAS, the Committee evaluated the proposals and BAFOs in light of the RFP’s 4-part equally weighted evaluation criteria and voted to recommend award of the contract for the Service to Academy.

NOW THEREFORE BE IT RESOLVED AND VOTED:

The Chief Legal Counsel or her designee is hereby authorized to negotiate, and the Chief Executive Officer and Executive Director, the Director of Administration & Finance and 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, an agreement with Academy Express, LLC to operate the Back Bay Logan Express Shuttle Service for a term of two (2) years, with one additional option year, commencing on or about September 1, 2022. The amount payable over the three-year term shall be in the not-to-exceed amount of Eighteen Million Dollars (\$18,000,000). The agreement shall contain such other terms and conditions consistent with this vote as the Authorized Officer executing the agreement in accordance with this vote determines are necessary or desirable.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Logan Commercial Parking Online Discount Pricing

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, as a result of the COVID-19 pandemic, passenger traffic, aircraft operations and airline operations at Boston-Logan International Airport (the “Airport”) have been severely reduced; and

WHEREAS, in order to respond to the elasticity of parking demand for commercial parking spaces at the Airport due to the COVID-19 pandemic, staff recommends that the Members of the Authority (the “Board”) defer the previously approved Three Dollar (\$3.00) terminal parking rate increase (from \$38.00 to \$41.00), that was to be effective as of July 1, 2021, until June 30, 2023; and

WHEREAS, additionally, staff recommends that the Board approve the continuation of a “Virtual Economy” parking pilot product that will be a flat rate of Twenty-five Dollars (\$25.00) per day for the Economy Parking Garage at the Airport and which will only be available through an online reservation system and which will be subject to space availability until June 30, 2023; and

WHEREAS, additionally, staff recommends that the Board authorize the continuation of the duration-based discount for parking in the Terminal Area Parking Garages with a reservation as described below in order to divert trips from pickup/drop-off modes, promote online sales and manage evolving market conditions and parking demands.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

To authorize the Chief Executive Officer and Executive Director, the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are each hereby authorized and directed to defer the previously approved Three Dollar (\$3.00) terminal parking rate increase (from \$38.00 to \$41.00), that was to be effective as of July 1, 2021 until June 30, 2023; and

The Authorized Officer is hereby authorized and directed to continue the “Virtual Economy” parking pilot product rate of Twenty-five Dollars (\$25.00) per day for the Economy Parking Garage which will only be available through an online reservation system and will be subject to space availability until June 30, 2023; and

The Authorized Officer is hereby authorized to continue the duration-based discount for parking in the Terminal Area Parking Garages which will only be available through an online reservation system and will be subject to space availability as described below:

Day 1-\$38

Day 2-\$38

Day 3-\$35

Day 4-\$32

Day 5+-\$29

This duration-based discount will be in effect until June 30, 2023.

All other Logan Commercial Parking rates will remain unchanged.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Logan Gold Parking Express Program Promotional Fees

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, enrollment numbers in the Logan Gold Parking Express program (the “Program”) were significantly impacted as a result of the COVID-19 pandemic; and

WHEREAS, in order to incentivize Boston-Logan International Airport business travelers and frequent travelers to join or re-enroll in the Program, staff recommends that the Members of the Authority authorize temporary promotional reductions in the Logan Gold Parking Express program enrollment and renewal fees for the period beginning on July 1, 2022 and ending on December 31, 2022.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director, the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are each hereby authorized and directed to (i) reduce the enrollment fee for the Logan Gold Parking Express program from \$200.00 to \$100.00 and (ii) reduce the annual renewal fee for existing customers from \$100.00 to \$50.00. These promotional reductions shall be effective from July 1, 2022 until December 31, 2022.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes

Logan Airport Shuttle Bus Contract Extension

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Logan Airport shuttle bus system is a critical operating element of Logan Airport, carrying over 8 million passengers annually and providing connections between passenger terminals and the Rental Car Center (RCC), the MBTA Blue Line, the Economy Parking Garage/Overflow Lots, the Water Shuttle, the Logan Office Center (LOC), the Chelsea Employee Garage, and Winthrop/East Boston via the Sunrise Shuttle pilot program; and

WHEREAS, on April 19, 2017, the Authority released a Request for Competitive Proposals (“RFP”) for the Logan Airport Shuttle Bus Operations & Bus Maintenance Operations; and

WHEREAS, at its meeting on July 20, 2017, the Members of the Authority (the “Board”) authorized the execution and delivery of an agreement (the “Agreement”) with Paul Revere Transportation, LLC to operate the Logan Airport Shuttle Bus Operations & Bus Maintenance Operations for a term of five (5) years commencing October 1, 2017 with the amount payable over the five-year term not-to-exceed \$90,393,425; and

WHEREAS, as the Authority embarks on the NetZero roadmap, additional time is needed to effectively evaluate the future NetZero on-airport shuttle bus fleet and the determination of a plan for alternative bus procurement, supporting infrastructure and operating requirements prior to the issuance of a new competitive procurement RFP; and

WHEREAS, staff requests authorization to extend the Agreement with Paul Revere Transportation, LLC until September 30, 2024 as set forth below.

NOW THEREFORE BE IT RESOLVED AND VOTED:

The Chief Legal Counsel or her designee is hereby authorized to negotiate, and the Chief Executive Officer and Executive Director, the Director of Administration & Finance and 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, an amendment to the Agreement with Paul Revere Transportation, LLC to operate the Logan Airport Shuttle Bus Services & Maintenance Operations for an additional two (2) years commencing October 1, 2022. The amount payable over the seven-year term shall be in the not-to-exceed amount of \$110,000,000. The amendment to the Agreement shall contain such other terms and conditions consistent with this vote as the Authorized Officer executing the amendment in accordance with this vote determines are necessary or desirable.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes

Worcester Airport Commercial Parking Rates

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, as a result of the COVID-19 pandemic, passenger traffic, aircraft operations and airline operations at Worcester Regional Airport (the “Airport”) have been severely impacted, with commercial air service ceasing in September 2020; and

WHEREAS, at its meeting on June 24, 2021, the Members of the Authority (the “Board”) authorized the temporary suspension of the commercial parking rates at the Airport for the period of July 1, 2021 through December 31, 2021; and

WHEREAS, at its meeting on November 18, 2021, the Board authorized the extension of the temporary suspension of the commercial parking rates at the Airport for the period of January 1, 2022 through June 30, 2022; and

WHEREAS, staff recommends that the temporary suspension of commercial parking rates at the Airport be extended from July 1, 2022 through September 30, 2022.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer, or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are hereby authorized and directed to extend the temporary suspension of commercial parking rates at the Airport from July 1, 2022 through September 30, 2022.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes

Maritime Department Tariff Rates Increase and Container Incentive Programs Renewals

Upon a motion duly made and seconded, it was

VOTED:

1. To increase and make other changes to the Marine Terminals Tariff rates for services at:
 - (a) the Paul W. Conley Marine Terminal as more particularly set forth under *Container Tariff No. 1* (a/k/a the “Conley Terminal Tariff”) attached hereto as **Schedule A** and incorporated herein by reference, to be effective as of October 1, 2022; and
 - (b) the Flynn Cruiseport Boston and all other marine terminal facilities of the Authority that are regulated by the Federal Maritime Commission as more particularly set forth under *Terminal Tariff No. 2* (a/k/a the “Flynn Cruiseport Boston Tariff”) attached hereto as **Schedule B** and incorporated herein by reference, to be effective as of January 1, 2023 unless otherwise specifically set forth therein; and
2. To renew for an additional year from July 1, 2022 through June 30, 2023, the “Container Volume Incentives” programs set forth in R67 of the Conley Terminal Tariff attached hereto as **Schedule A**; and to authorize the Chief Executive Officer/Executive Director, the Director of Administration & Finance and Secretary-Treasurer or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), or their respective designees to take such steps as may be necessary and appropriate to implement the Incremental Container Volume Incentive program, which shall be consistent with and contain substantially similar terms and conditions as those described in said R67, and such other terms and conditions as are not inconsistent with this Vote, but are deemed necessary or desirable by the aforesaid parties.

SCHEDULE A CONLEY TERMINAL TARIFF

Container Tariff No. 1: Present Rates- Effective October 1, 2022

1 of 3

Rule #	Title	Particulars	Rates Effective October 1, 2022
R29	DOCKAGE RATES	Per 24 Hours	
A	Self Propelled Vessels	LOA per foot	
		Less than 500'	\$1,246.56
		500 to 600'	\$11.57
		601 to 1000'	\$13.15
		Over 1000'	\$14.85
B	Inactive/Layberth Status	Per 24 Hours	\$1,250.28
C	Idle Status	Per Hour	\$61.90
D	Non Self Propelled Vessels	Per Foot Per Day	\$3.77
		Min. Per Day	\$1,243.91
R30	DOCKAGE RULES & REGS.		
B	Notice of Release of Berth	Per Event	\$750.06
C	Notice to Vacate Berth	Straight Time, Per 15 Min.	\$466.80
		Overtime, Per 15 Min.	\$1,258.23
		Double Time, Per 15 Min.	\$1,598.78
R32	WHARFAGE		
A	Full Containers	Each	\$55.70
B	Empty Containers	Each	\$24.18
C	Cargo NOS	Per Ton	\$3.93
D	Min charge Per Vessel		\$59.56
E	Automotive		\$5.73
F	Relayed Overland	Per Full Container	\$85.93
	Non-Containerized	Per Ton	\$7.96
R34	USAGE RATES		
A	Containerized Cargo	Under 26 Feet	\$50.81
		Over 26 Feet	\$69.38
B	Non-Containerized Cargo		
	Cargo NOS	Per Ton	\$7.37
	Minimum Charge	Per BOL	\$40.31
C	Automobiles and trucks on wheels	Per Vehicle	\$8.22
R39	WHARF DEMURRAGE		
A	Cargo, in Containers	Per Container	
		1-5 Days	\$78.51
		6 Days and Above	\$224.91
B	Temperature Controlled Containers	Per Container	
		1-5 Days	\$273.19
		6 Days and Above	\$506.05
C	Cargo, NOS	Per 100 lbs	
		1-5 Days	\$0.84
		Minimum Charge	\$76.38
		6 Days and Above	\$0.91
		Minimum Charge	\$163.38

SCHEDULE A CONLEY TERMINAL TARIFF

Container Tariff No. 1: Present Rates- Effective October 1, 2022

2 of 3

Rule #	Title	Particulars	Rates Effective October 1, 2022
R43	TRUCK LOADING & UNLOADING	Weight Range	
A		0 to 6,000 lbs.	\$ 1.22
		6,001 to 10,000 lbs.	\$ 1.33
		10,001 to 25,000 lbs.	\$ 1.69
		25,001 to 50,000 lbs.	\$ 1.75
		50,001 lbs. and over	\$ 2.14
D	Cargo NOS:	Per 100 Lbs	\$ 3.29
		Minimum charge	\$ 49.17
R45	EMPTY CONTAINER STORAGE		
	In excess of the ocean carrier's monthly allotment	Per Container Day	\$ 5.20
R46	EQUIPMENT RENTAL		
	Rental of Container Crane	Minimum	
	Straight Time	2 Hours	\$ 1,338.86
	All Overtime Periods	4 Hours	\$ 1,432.22
R48	MONITORING REFRIGERATED UNITS		
	including Sat, Sun and holidays	Per Day	\$ 55.75
		Electricity	\$ 15.27
		Total Per Day	\$ 71.03
R49	PREPARATION OF DOCUMENTS		
A	Processing Official Shipping Papers	Per Document	\$ 29.18
B	Rebiling to Another Party	Per Invoice	\$ 29.18
R50	EIR EQUIPMENT INTERCHANGE RECEIPT	Per Container	\$ 83.34
R52	REHANDLING CONTAINER CHARGES		
B	moving containers from a point of rest to a predesignated place within the confines of the terminal area. This charge will be collected from the party requesting the service.	Per Container	\$ 114.73
D	moving containers for the purpose of freight inspection required to be performed by a government agency. This charge shall be assessed against the consignee or owner of the cargo.	Per Container	\$ 248.10
F	locating, mounting, and processing containers destined for a General Order Warehouse. This charge shall be assessed against the consignee or owner of the cargo.	Per Container	\$ 349.94
H	when full containers delivered to the terminal to meet the announced sailing date of the exporting vessel are called back by the shipper, for any reason, and then returned to the terminal for export.	Per Container	\$ 396.78
R53	SEALING CONTAINERS		\$ 39.25
R54	SERVICING REEFERS DURING OVERTIME VESSEL OPERATIONS		
		OT	\$ 297.05
		DT	\$ 329.94
R55	PLUG-IN AND UNPLUG CHARGE FOR REFRIGERATED CONTAINERS		\$ 144.28
R56	TEMP. STORAGE OF HOISTING AND SHUTTLING EQUIPMENT		
		Per Day	\$ 24.18
		Min	\$ 48.38

SCHEDULE A CONLEY TERMINAL TARIFF

Container Tariff No. 1: Present Rates- Effective October 1, 2022

3 of 3

Rule #	Title	Particulars	Rates Effective October 1, 2022
R57	WATER SERVICE TO VESSELS		
A	Water, per 100 cubic feet		\$ 12.02
B	Minimum Charge Per Delivery		\$ 281.41
C	Service Charge		\$ 89.65
E	Labor Rates	Per Hour Per Man	
		Straight Time	\$ 61.48
		OT	\$ 74.31
		DT	\$ 85.51
R58	WEIGHING	Each	\$ 39.25
R59	DAMAGE CNTR STORAGE CHARGE PER DAY		
C	1	From 15 to 30 Days	\$ 21.32
	2	From 31st Day and Above	\$ 43.23
R60	PROCESSING EMPTY CONTAINERS		
		Group 1	\$ 100.94
		Group 2	\$ 100.94
		Group 3	\$ 201.84
R61	PROCESSING HAZARDOUS CARGOES	Containerized Cargo Each	\$ 56.23
	Non-Containerized Cargo per ton, or fraction thereof		\$ 2.64
R62	CONTAINERIZED CARGO MOVING TO/FROM ANOTHER PORT		
B	when containers discharged at another port are transported to the terminal to be eventually drayed intact to local consignees.		\$ 424.36
D	In lieu of charges in Rules 51 and 32 (f) (1), and also when full containers ... are called back by the shipper, ...and transported overland to another port due to an extraordinary event which causes the cancellation of the vessel's Boston call.		\$ 212.18
R63	BOOKING ROLLOVER CHARGE	Per Container	\$ 124.13
R64	FINAL VESSEL LOADING ORDERS, EXPORT CONTAINER RELEASES AND LATE CHARGE		
E		Per Hour	\$ 1,443.88
R65	EQUIPMENT STORAGE CHARGE	From the 8th Day to 30th Day	\$ 21.74
		31st Day and Above	\$ 42.97
R66	Rules and Regulations for Terminal Throughput Rates		
B	Straight Time Rate (Per container)		\$ 405.94
C	Overtime Surcharge, per Container, when working during the Overtime Hours, in addition to the charge in Sub-rule 66(B).		\$ 100.79
D	Double Time per Container, when working during the the Double Time periods, in addition to the charge in Sub-rule 66(B).		\$ 140.68
E	Shifting and Restowing of Containers during vessel operations:		
1.)	Direct shifting of containers on board vessel (1 move) straight time per container.		\$ 82.24
2.)	Restowing containers via pier (2 moves) straight time per Container.		\$ 149.59
3.)	2 Overtime or 2 Doubletime surcharges, as listed in Sub-rule 66(C) and 66(D), apply per Container shifted or Restowed during Overtime or Double Time periods.		
R67	CONTAINER VOLUME INCENTIVES		
	INCENTIVE PROGRAMS OFFERED:		
A	INCREMENTAL CONTAINER VOLUME INCENTIVE		\$ 25.00
B	REFRIGERATED CONTAINER VOLUME INCENTIVE		\$ 30.00
C	RECYCLED FIBERS AND FOREST PRODUCTS CONTAINER VOLUME INCENTIVE		\$ 30.00
End of rates for Container Tariff No. 1			

SCHEDULE B
 FLYNN CRUISEPORT BOSTON TARIFF

Terminal Tariff No. 2: Present Rates – Effective January 1, 2023

1 of 3

Rule #	Title	Particulars	Rate Effective January 1, 2023
R29	Dockage Rates		
A	Self Propelled Vessels	Per NRT	\$ 0.48
		Min.	\$ 1,187.41
B	Passenger Ships	Per Foot	\$ 3.23
		Min.	\$ 1,931.37
C	Idle Status	Per Hour	\$ 61.90
D	Inactive/Layberth Status	Per 24 Hours	\$ 742.63
E	Non-Self Propelled Container and Conventional General Cargo Vessels	Per Foot	\$ 3.93
		Min.	\$ 1,193.24
F	All Other Non-Self Propelled Vessels:	LOA	\$ 3.29
		Min.	\$ 514.43
R30	Dockage Rules & Rates		
B	Notice of Release of Berth	Per Event	\$ 750.06
C	Notice to Vacate Berth	Per 15 Min.	\$ 466.80
R32	Wharfage		
A	Cargo vessels	Min. Per Vessel	\$ 1,092.73
1	Automobiles and Trucks	Per Vehicle	\$ 5.73
2	Full Containers	Each	\$ 55.70
3	Empty Containers	Each	\$ 24.18
4	General Cargo, NOS.	Per Ton	\$ 3.93
B	Passenger Ships	Min. Per Vessel	\$ 5,644.52
1	Cruise Passengers Embark or Disembark	Per Passenger	\$ 21.67
2	Port of Call Passengers	Per Passenger	\$ 21.67
R34	Usage Rates		
A	Containerized Cargo	Under 26 Feet	\$ 50.81
		Over 26 Feet	\$ 69.38
B	Non-Containerized Cargo		
	Cargo NOS	Per Ton	\$ 7.37
	Minimum Charge	Per BOL	\$ 40.31
C	Automobiles and trucks on wheels	Per Vehicle	\$ 8.22

SCHEDULE B
 FLYNN CRUISEPORT BOSTON TARIFF

Terminal Tariff No. 2: Present Rates – Effective January 1, 2023

2 of 3

Rule #	Title	Particulars	Rate Effective January 1, 2023
R39	WHARF DEMURRAGE RATES		
A	Cargo, NOS	Per 100 Lbs	
		1-5 Days	\$ 0.84
		Minimum Charge	\$ 76.38
		6 Days and Above	\$ 0.91
		Minimum Charge	\$ 163.38
B	Cargo, in Containers	Per Container	
		1-5 Days	\$ 78.66
		6 Days and Above	\$ 225.13
R42	Equipment Rental		
	A	Forklift	\$ 226.24
	B	Conveyor	\$ 187.88
	C	Self-Leveling Passenger Gangway	\$ 889.14
	D	Aluminum Gangways, per operation	\$ 146.40
	E	Platform & Stairs	\$ 121.58
	F	Luggage Bin	\$ 40.42
	G	Luggage Cart	\$ 7.90
	H	Fenders (if used offsite)	\$ 546.36
	J	Operator Fee Home Port	\$ 3,360.14
	J	Operator Fee Port of Call	\$ 670.91
	J	Operator Fee Port of Call- Stores	\$ 1,855.51
R43	Extra labor		
B	Hourly charge for undocking after 1900 or docking before 0500 vessels and staying at berth for more than 12 hours in any given 24 hours period.		\$ 1,014.07
R44	PROPER POSITIONING OF CARGO AND EQUIPMENT		
A	Deposited in Areas Not Authorized		
1	Chassis, Containers, Automobiles, Trucks and Hoisting & Shuttling Equipment	Per Unit, Per Day, First Five Days	\$ 18.30
2	Each Day Thereafter	Per Unit, Per Day	\$ 40.31
3	General Cargo, NOS; First Five Days	whichever is greater	
		Per Sq Ft, Per Day	\$ 0.22
		Per 100 lbs, Per Day	\$ 0.39
4	Each Day Thereafter	Per Sq Ft, Per Day	\$ 0.39
		Per 100 lbs, Per Day	\$ 0.78

SCHEDULE B
 FLYNN CRUISEPORT BOSTON TARIFF

Terminal Tariff No. 2: Present Rates – Effective January 1, 2023

3 of 3

Rule #	Title	Particulars	Rate Effective January 1, 2023
R45	PROCESSING BULK CEMENT AT THE BOSTON ARMY BASE TERMINAL	In addition to Dockage /Per Ton	\$ 1.85
R46	PROCESSING BULK SALT	Per Ton	\$ 2.02
R47	USE OF SEWAGE CONNECTION AND PUMPOUT CHARGES		
C		Per Thousand Gallons	\$ 12.38
		Minimum Charge	\$ 48.80
R49	WATER SERVICE TO VESSELS		
A	water, per 100 cubic feet		\$ 12.02
B	Minimum Charge Per Delivery		\$ 281.41
C	Service Charge		\$ 89.65
D & E	Labor Rates	Per Hour, Per Man	
		Straight Time	\$ 61.48
		OT	\$ 74.31
		DT	\$ 85.51
R50	TERMINAL SECURITY FEES		
A	Cruise Passengers embark or disembark		\$ 5.53
B	Port of Call Passengers		\$ 5.53
End of rates for Tariff No. 2			

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Agreement with the City of Chelsea

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), to execute on behalf of the Authority an amendment to the agreement with the City of Chelsea to extend the term through June 30, 2022 and provide for a payment of \$600,000 to the City of Chelsea. The amendment shall contain such other terms and conditions as the Authorized Officer executing the amendment, in accordance with this vote, deems necessary or desirable.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority contracts for the supply and delivery of natural gas used for heating and cooling various Massport facilities, and contracts for natural gas delivery to the Logan Central Heating Plant; and the Authority must periodically enter into agreements for commodity and basis to ensure stable gas supply for the operation of its projects and for the operations of its tenants; and

WHEREAS, on May 20, 2021, the Board voted to authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer to execute on behalf of the Authority, one or more multi-year master service agreements with qualified proposers considering, among other things price and ability to perform under the agreement, for a term of not more than six (6) years; and a transaction agreement for commodity and basis for no more than three (3) years; and a transportation agreement for the transmission of natural gas to the Central Heating Plant for a term of no more than three (3) years; and

WHEREAS, market pricing has surged as the onset of the war in Ukraine that has raised expectations that worldwide demand for natural gas commodity will increase at least through next winter and U.S. producers will be unable to increase supply fast enough to suppress projected increased demand; and

WHEREAS, based upon a recommendation from the Authority's energy procurement consultant, staff now requests a one year extension of the authority to enter into a transaction agreement for commodity and basis and a transportation agreement for the transmission of natural gas to the Central Heating Plant; which will allow staff to lock in lower natural gas commodity in the out years while providing budget certainty;

NOW, THEREFORE, BE IT RESOLVED:

The May 20, 2021 Vote is hereby amended as follows:

- (a) by replacing the words "and a transaction agreement for commodity and basis for no more than three (3) years; and a transportation agreement for the transmission of natural gas to the Central Heating Plant for a term of no more than three (3) years" with the words "and a transaction agreement for commodity and basis for no more than four (4) years; and a transportation agreement for the transmission of natural gas to the Central Heating Plant for a term of no more than four (4) years."
- (b) by replacing the words "and the aggregate total not-to-exceed amount shall be \$13,500,000." with the words "and the aggregate total not-to-exceed amount shall be \$29,200,000."

Except as specifically provided herein, this Vote ratifies and affirms the May 20, 2021 Vote.

Members Evangelidis, Fields, Nucci, O'Brien and Tesler voted Yes.
Member Sen abstained.

South Boston Parking Rates

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority owns and operates the 1,550 space South Boston Waterfront Transportation Center (“SBWTC”) and four (4) surface parking lots in South Boston, identified as the Fish Pier West Lot, the Fish Pier East Lot, Lot H and Lot D-3 (collectively with the SBWTC, the “South Boston Parking Facilities”); and

WHEREAS, the Authority provides monthly parking passes in certain South Boston Parking Facilities, and also charges tiered daily parking rates at the South Boston Parking Facilities; and

WHEREAS, the Authority desires to adjust certain of the Authority’s parking rate categories applicable to its South Boston Parking Facilities to reflect current market conditions in the area.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

As shown on **Exhibit 1** attached hereto and incorporated herein by reference, the following categories of parking rates and ranges at the South Boston Parking Facilities are approved:

A. Rates and ranges effective as of July 1, 2022:

1. Increase the transient hourly rates, as follows:
 - a. \$10 for 0-1 hour (currently \$9)
 - b. \$20 for 1-2 hours (currently \$19)
 - c. \$27 for 2-3 hours (currently \$25)
 - d. \$34 for 3-4 hours (currently \$32)
2. Increase the overflow event parking rate from \$19 per day to \$20 per day
3. Change the presale/online parking rates range from \$24-30 to \$15-\$35

B. Rates effective as of August 1, 2022:

1. Increase the standard monthly rate from \$375 per month to \$390 per month
2. Increase the monthly overnight rate from \$100 per month to \$120 per month

All other parking rates and charges for the South Boston Parking Facilities remain unchanged.

This Vote shall authorize the Chief Executive Officer and Executive Director, the Director of Administration and Finance/Secretary-Treasurer, the Assistant Secretary-Treasurer, the Port Director, and the Chief Legal Counsel, acting jointly or singly, to take such actions as may be necessary and appropriate to implement the provisions of this Vote.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Capital Budget Funding Transfer (FY22)

Upon a motion duly made and seconded, it was

VOTED:

**RESOLUTION PROVIDING FOR A TRANSFER OF FUNDS FROM THE
IMPROVEMENT AND EXTENSION FUND TO THE CAPITAL BUDGET FUND**

The Members of the Massachusetts Port Authority (the “Authority”) hereby find and resolve as follows:

WHEREAS, the Authority will require a mix of funds to finance the FY22-FY24 Capital Program, including internally generated funds;

NOW, THEREFORE, the Members of the Authority hereby resolve as follows:

1. Funds now on deposit in the Improvement and Extension Fund are hereby authorized to be transferred to the Capital Budget Fund pursuant to this Resolution, to fund the FY22-FY24 Capital Program in the amount of \$80,000,000.
2. This Resolution shall take effect immediately.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Rates and Charges

Rates and Charges Presentation

Mr. Gallagher presented information on total and actual and projected Logan passenger volume for FY23, on Logan FY23 Terminal E Passenger Activity Forecast, on Logan FY23 baggage and landed weight forecast, on a summary of the FY23 aviation operating budget, on the landing fee assistance program, on the preliminary FY23 rates and charges, on Hanscom Field operations rebounding to pre-pandemic levels and new ground leases pushing Hanscom toward breakeven, on three major commercial carriers returning to Worcester airport, and on the Concession Restoration Plan restoring MAG at 75% of normal levels.

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 \$5.74 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 July 1, 2022, through June 30, 2023, or until a new rate is established.

As a result of the continued impact of the COVID-19 pandemic on the airline community, if the true-up of the FY23 rates and charges results in a Landing Fee that is higher than \$5.74, the Authority shall contribute an amount not to exceed \$10 million towards the Landing Fee cost center (the "Landing Fee Assistance Program"), provided, however, that the final true-up rate of the FY23 Landing Fee shall not be less than \$5.74.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Concession Restoration Plan (FY23)

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, as a result of the COVID-19 pandemic, passenger traffic at Boston Logan International Airport (the "Airport") has been severely impacted, which continues to have a direct negative impact on the Airport's concession program; and

WHEREAS, to help mitigate the impacts of the COVID-19 pandemic on terminal area concessionaires, the Members of the Authority (the "Board") previously approved the Tenant Sustainability and Recovery Plan with votes in April 2020, June 2020, and June 2021, which together provided authority to waive minimum annual guarantee ("MAG") rents for terminal area concessionaires from April 2020 through June 2022; and

WHEREAS, given the reduced passenger activity and reduced sales activity, even as Airport activity continues to return, many terminal area concessionaires would struggle to pay MAG amounts set prior to the pandemic; and

WHEREAS, further action is necessary to allow the terminal area concessionaires to recover some of the losses resulting from the decrease in passenger activity during this time, as well as ensure the continuity of service at the Airport.

NOW, THEREFORE, BE IT RESOLVED AND VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer, and Assistant Secretary-Treasurer, each acting singly (each, an "Authorized Officer"), to execute and deliver, on behalf of the Authority, amendments to agreements with terminal area concessionaires, on the following terms and conditions:

- i. Beginning on July 1, 2022, the MAG owed by a terminal area concessionaire, as established in its agreement, shall be reduced to an amount equal to 75% of the MAG.
- ii. These MAG reductions would be offered to terminal area concessionaires in 3-6 month increments, through FY23, as staff continues to evaluate overall performance and passenger activity.
- iii. Terminal area concessionaires with subtenants would be required to enter into amendment(s) with such subtenant(s) to reduce subtenant MAG to 75% of subtenant MAG during the same period.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

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 July 1, 2022, through June 30, 2023, or until new rates are established.

<u>A. Building Rates:</u>	<u>Rate</u>
Terminal A	\$182.23 per square foot per year
Terminal B	\$167.49 per square foot per year
Terminal B BHS Facility	\$ 10.97 per square foot per year
Terminal C - Main Terminal	\$201.43 per square foot per year
Terminal C - Upper Piers	\$151.12 per square foot per year
Terminal C - Lower Piers	\$ 94.60 per square foot per year
Terminal C – Pier A Upper Pier	\$138.22 per square foot per year
Terminal C – Pier A Lower Pier	\$133.41 per square foot per year
Terminal E - Type 1 Space	\$131.55 per square foot per year
Terminal E - Type 2 Space	\$134.55 per square foot per year
Terminal E - Type 3 Space	\$145.05 per square foot per year
Amelia Earhart (Regional Carrier Facility)	\$ 93.33 per square foot per year

<u>B. Passenger Fees:</u>	<u>Terminal E Common Use Facilities</u>
Inbound International	\$14.93 per passenger
Outbound	\$ 4.68 per passenger
Inbound Non-FIS/Domestic	\$14.93 per passenger
Check in Fee	\$ 9.22 per passenger

C. Terminals A, B & C Common Use Gates & Check In Counters and Terminal E Loading Bridge Charge

Exclusive & Preferential Bridge Charge (A, B &C)	\$7,691 per month
Exclusive & Preferential Bridge Charge (E)	\$8,715 per month
Common Use Bridge and Holdroom Charges	\$ 2.53 per inbound passenger \$ 6.40 per outbound passenger
Check in Fee	\$ 9.22 per passenger

D. Land Rates

Land	\$5.69 per square foot per year
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Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler 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 \$2.10 per checked bag billable to each airline checking bags. This rate shall be effective from July 1, 2022, through June 30, 2023, or until a new rate is established.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler 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	\$180.00
All Category B	\$120.00
All Category C	\$88.00
All Category D	\$58.00

These rates shall be effective from July 1, 2022, through June 30, 2023, or until a new rate is established.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler 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 July 1, 2022, through June 30, 2023, or until new rates are established.

Category	Aircraft <u>Wingspan</u>	0-4 <u>Hrs</u>	Over 4 Hrs to <u>8 Hrs</u>	Over 8 Hrs to <u>16 Hrs</u>	Over 16 Hrs to <u>24Hrs</u>	Over 24 Hrs to <u>32 Hrs</u>	Over 32 Hrs to <u>48 Hrs</u>
Z	215 ft & over	\$362	\$480	\$842	\$968	\$1,441	\$1,933
A	166-214 ft	\$322	\$426	\$746	\$859	\$1,280	\$1,714
B	126-165 ft	\$214	\$288	\$505	\$572	\$864	\$1,156
C	96-125 ft	\$150	\$188	\$330	\$381	\$569	\$764
D	81-95 ft	\$83	\$109	\$187	\$212	\$325	\$434
E	66-80 ft	\$52	\$68	\$119	\$143	\$209	\$277
F	0-65 ft	\$46	\$46	\$68	\$83	\$122	\$160

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, Fields, Nucci, Sen, O'Brien and Tesler 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 International Airport. The rates and fees shall be effective from July 1, 2022, through June 30, 2023, or until new rates are established.

A. <u>Facility Rates</u>	<u>Rate</u>
Customer Service Center Facility Rent	\$306.21 per square foot per year
Garage Facility Rent (Levels 1-3)	\$2.60 per square foot per year
Garage Facility Rent (Roof Level)	\$1.35 per square foot per year
Quick Turn Around Facility Rent	\$5.53 per square foot per year

B. <u>Fees</u>	<u>Rate</u>
Common Airport Transit System Fee (“CATS”)	\$8.01 per rental car transaction
Rental Car Center Facility Access Fee (“FAC”)	\$2.50 per rental car transaction

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Hanscom Rates and Charges

Upon a motion duly made and seconded, it was

VOTED:

To establish the following Rates and Charges at L.G. Hanscom Field, effective July 1, 2022, through June 30, 2023, or until new rates are established:

Civil Air Terminal Rental Rates

Common Use Area (Includes Utility Surcharge)	\$40.00 PSFPY
Concession Area	\$33.00 PSFPY
Office Area	\$25.00 PSFPY

Landing Fees – Commercial and Transient Aircraft

0 – 3,000 lbs.	\$10.93 Flat fee
3,001 – 10,000 lbs.	\$16.39 Flat fee
Over 10,000 lbs.	\$3.10 per 1,000 lbs.

Transient Aircraft Parking Fees - Each 24 Hour Period or portion thereof

0 – 40 Feet Wing Span	\$25.62
41 – 55 Feet Wing Span	\$43.45
56 – 70 Feet Wing Span	\$120.32
71 – 100 Feet Wing Span	\$202.76
101 - 121 Feet Wing Span	\$269.60
Over 121 Feet Wing Span	\$346.47

Commuter Gate Fee

	0 – 4 Hours	4 – 24 Hours
0 – 40 Feet Wing Span	\$16.56	\$24.85
41 – 55 Feet Wing Span	\$31.18	\$46.77
56 – 70 Feet Wing Span	\$42.87	\$85.74
Over 70 Feet Wing Span	\$64.31	\$128.62

T-Hangar Rates

A Row	\$866.00 per month
B & C Row	\$866.00 per month
D, E, F, H & J Row	\$858.00 per month
G 1 – 7 Row	\$1,868.00 per month
G 8	\$2,135.00 per month ¹
Storage Units	\$159.00 per month

¹ Plus Utilities

Tie-Down Rates

Single Engine	
1 – 10 Tie-Downs	\$159.00 per month
11 – 20 Tie-Downs	\$129.00 per month
21 or more Tie-Downs	\$106.00 per month
 Twin Engine	 \$189.00 per month

Reserved Automobile Parking Fee \$75.00 per Space /Month

Fuel Flowage Fee \$0.20 per gallon for Jet A Fuel
\$0.11 per gallon for Avgas 100LL Fuel
\$0.14 per gallon for Automotive Fuel

T-Hangar Wait List Fee \$100.00 every 24 months

Customs Cost Recovery Program	Base Fee	After- Hours Fee
Over 75,000 lbs.	\$770.00	\$438.00
30,001 – 75,000 lbs.	\$538.00	\$438.00
15,001 – 30,000 lbs.	\$477.00	\$438.00
8,001 – 15,000 lbs.	\$391.00	\$360.00
0 – 8,000 lbs.	\$96.00	\$276.00

Land Rates

General Land Rate	\$1.57 per square foot per year
East Ramp Land Rate	\$3.13 per square foot per year
West Ramp Land Rate	\$3.31 per square foot per year

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Worcester Rates and Charges

Upon a motion duly made and seconded, it was

VOTED:

To establish the following Rates and Charges at Worcester Regional Airport, effective July 1, 2022, through June 30, 2023, or until new rates are established:

Terminal Rental/Use Rates:

General Terminal Area	\$14.56 PSFPY
Counter Area	\$18.98 PSFPY
Avio Bridge Use	\$18.98 per outbound use

Landing Fees – Commercial and Transient Aircraft

0 – 5,000 lbs.	\$0.00
5,001 – 10,000 lbs.	\$11.81 flat fee
Over 10,000 lbs.	\$1.30 per 1,000 lbs.

Aircraft Parking Fees - Commercial/Transient Aircraft*

0-40 Feet Wing Span	\$12.99	5-24 hrs.
41-55 Feet Wing Span	\$31.90	0-24 hrs.
56-70 Feet Wing Span	\$48.43	0-24 hrs.
71-100 Feet Wing Span	\$76.79	0-24 hrs.
Over 100 Feet Wing Span	\$115.77	0-24 hrs.

***Scheduled Commercial Aircraft are exempt for scheduled same day turns**

T-Hangar Rates \$356.00/month

Tie-Down Rates

Single Engine	\$75.00 per month
Twin Engine	\$100.00 per month

Fuel Flowage Fee \$0.11 per gallon Jet A Fuel
\$0.05 per gallon AvGas

Aerodrome Permits \$25.00 per sticker per year

Rental Car Charges

Terminal Counter	\$18.98 per square foot
Wash Bay	\$347.44 per month
Ready Car Parking	\$15.44 per space per month

Commercial Parking Rates	\$7.00 per day
	\$42.00 per week

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

2022 Green Bond Issuance

Issuance of Revenue Green Bonds Series 2022-A

Mr. Prankevicius presented information on the bond resolution and approval of official statement, on the bonds certified by a second party as designated Green Bonds, and on the lead underwriting team and next steps.

Upon a motion duly made and seconded, it was

VOTED:

To approve the attached issuance of Revenue Green Bond Series 2022-A

*A copy of the Green Bond Resolution is kept on file with the Board Minutes in the Office of Secretary Treasurer.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Other

Annual Insurance Program

Mr. Prankevicius presented a summary of the FY23 Massport annual insurance procurement.

Annual Independent Audit Plan for FY22

Mr. Prankevicius presented information on the FY22 Authority wide annual independent audit plan,

Exterior Wireless Antenna and Equipment Storage Rates at Conley Terminal

Mr. Chen presented information on the installation of cellular service equipment at Conley.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), to execute on behalf of the Massachusetts Port Authority one or more license agreements with telecommunication providers for exterior wireless antenna and associated equipment storage sites at Conley Container Terminal for terms of not more than five (5) years at the following rates for each site:

Year 1:	October 1, 2022 – September 30, 2023:	\$199,120.00 per year
Year 2:	October 1, 2023 – September 30, 2024:	\$209,076.00 per year
Year 3:	October 1, 2024 – September 30, 2025:	\$219,530.00 per year
Year 4:	October 1, 2025 – September 30, 2026:	\$230,507.00 per year
Year 5:	October 1, 2026 – September 30, 2027:	\$242,032.00 per year

Each such agreement shall contain such other terms and conditions as the Authorized Officer executing such agreement, in accordance with this Vote, deems necessary or desirable.

Members Evangelidis, Fields, Nucci, Sen, O’Brien and Tesler voted Yes.

Amendment to Minimum Wage Policy for certain Commercial Service Operator (CSO) and Aviation Service Operator (ASO) Employees at Logan Airport

Ms. Wieland presented information on an increase to the minimum wage requirement for Commercial Service Operator (CSO) and Aviation Service Operator (ASO) Agreements.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Massachusetts Legislature (per votes in 2014 and 2018) adopted annual increases to the Commonwealth's minimum wage from 2015 through 2023, effective January 1, 2023 it will be set at \$15.00 per hour; and

WHEREAS, in 2014 the Authority's Board adopted a minimum wage policy for certain Commercial Service Operator (CSO) and Aviation Service Operator (ASO) employees at Boston Logan International Airport ("Airport") who perform certain covered services ("Covered Employees") in support of its priorities of safe, secure and efficient operations; and

WHEREAS, in 2019 the Authority's Board voted to accelerate the Commonwealth's minimum wage for Covered Employees at the Airport to \$15.00 per hour effective January 1, 2020; and

WHEREAS, the Authority desires to amend Massport's minimum wage policy to \$16.00 per hour effective July 1, 2022 and \$17.00 per hour effective January 1, 2023.

NOW, THEREFORE, BE IT RESOLVED:

The Board hereby amends the Authority's minimum wage policy for Covered Employees to \$16.00 per hour effective July 1, 2022 and to \$17.00 per hour effective January 1, 2023.

In all other respects the 2014, 2016, 2017, 2018, and 2019 Votes are hereby ratified and affirmed.

The Chief Executive Officer & Executive Director, the Director of Administration & Finance and Secretary-Treasurer, the Assistant Secretary-Treasurer, the Director of Aviation, and the Chief Legal Counsel each acting singly or their designees, are hereby authorized and directed to do all acts and things and to negotiate, execute and deliver any and all agreements, documents, certificates and other instruments, not inconsistent with this Vote, necessary or desirable to effectuate the policy amendment contemplated by this Vote.

Members Evangelidis, Fields, Nucci, Sen, O'Brien and Tesler voted Yes.

Real Estate and Strategic Initiatives Committee

Parcel D4 Qualified Developers

Mr. Hargens presented information on an update of the South Boston Waterfront mixed-income project, on five teams receiving the Parcel D-4 RFP, and the developer designation schedule.

Mr. Fields left the meeting at 11:02 A.M.

Facilities and Construction Committee

MPA - L1366 Large Vehicle Storage and Maintenance Facility, Logan International Airport, East Boston, MA, Partial Project Budget

Ms. Burdi presented information on the Large Vehicle Storage and Maintenance Facility at Logan Airport.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), 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 Large Vehicle Storage and Maintenance Facility (MPA L1366) subject to the following conditions: funds expended for the Large Vehicle Storage and Maintenance Facility shall not exceed \$8,000,000.00 (the “Approved Partial Budget”), as shown on the Financial Summary presented at the Board Meeting on June 16, 2022; 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 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 the work for this Capital Project as described in the backup materials presented at the Board Meeting on June 16, 2022. The Chief Executive Officer and 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, Nucci, Sen, O’Brien and Tesler voted Yes.

MPA - L1697 Terminal B Roadway Optimization/HOV Improvements, Logan International Airport, East Boston, MA, Partial Project Budget

Ms. Burdi presented information on the Terminal B roadway optimization and HOV enhancement.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), 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 Terminal B Roadway Optimization/HOV Improvements (MPA L1697) subject to the following conditions: funds expended for the Terminal B Roadway Optimization/HOV Improvements shall not exceed \$15,000,000.00 (the “Approved Partial Budget”), as shown on the Financial Summary presented at the Board Meeting on June 16, 2022; 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 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 the work for this Capital Project as described in the backup materials presented at the Board Meeting on June 16, 2022. The Chief Executive Officer and 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, Nucci, Sen, O’Brien and Tesler voted Yes.

MPA - L338 Terminal E Modernization, Phase 1, Logan International Airport, East Boston, MA, Full Project Budget

Ms. Burdi presented information on the Terminal E Modernization Project scope and conditions of satisfaction, on the program and milestones, on environmental features of the Terminal E project serving as a down payment toward Massport’s Net Zero by 2031 goal, and on the project update of M/WBE projected participation.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), 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 Terminal E Modernization, Phase I (MPA L338) subject to the following conditions: funds expended for the Terminal E Modernization, Phase I Capital Project shall not exceed \$637,000,000.00 (the “Approved Full Budget”), as shown on the Financial Summary presented at the

Board Meeting on June 16, 2022; 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 the Project will exceed the Approved Full Budget; and the Director of Capital Programs and Environmental Affairs also shall report any material changes to the scope of the work for this Capital Project as described in the backup materials presented at the Board Meeting on June 16, 2022. The Chief Executive Officer and 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. The Authority intends to fund all or a portion of the cost of this Capital Project with tax-exempt bonds. 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, Nucci, Sen, O'Brien and Tesler voted Yes.

Safety and Security Committee

Mr. Shaw presented information on Massport and its partners conducting a full scale Active Shooter Hostile Event (ASHE) at Worcester Regional Airport, on Massport launching the 2022 Unmanned Aerial System (UAS) education campaign, and on Massport co-facilitating the TSA Annual Unmanned Aerial System (UAS) tabletop exercise with state, federal and Logan Airport stakeholders.

Community Outreach Committee

Ms. Coppola presented information on Massport dedicating a WWII Memorial to honor East Boston veterans.

Report of the CEO

Ms. Wieland presented information on No New Weapons signage installed at terminals and TSA checkpoints, on the CDC ending the COVID-19 testing requirement for international arriving passengers, on 87% of Logan Airport's concessions are now open as recovery continues, on April financial performance, on Logan is expecting to finish FY22 with strong Q4 demand, on inaugural events for Delta service to Tel Aviv and Athens took place in Terminal E, on Massport celebrating Asian American and Pacific Islander Heritage Month with special guests, Board member Laura Sen, and local TV reporter, Susan Tran, on the Associated Industries of Massachusetts (AIM) presenting Massport with the Lewis Latimer Award for the creation of the "Massport Model", on Massport and its partners continuing to advance net zero and sustainability goals, on the beginning of installing cell phone beacons at Logan Airport to enable indoor navigation, on Massport supporting the East Boston High School baseball team by providing transportation to the State Tournament game in Mattapoisett, on Massport participating in the 9th Annual Pride Flag Raising at Piers Park, on the ICA Watershed in the shipyard opening for the 2022 season, on the Boston Propeller Club holding its annual Maritime Day celebration on May 25, and on Massport holding its annual Massport Business Meeting on June 14.

Director of Aviation Presentation

Mr. Freni presented information on the May 2022 Logan passenger volume and aircraft operations, on Logan's weekly outbound passenger volumes, on new service starting to Memphis and Louisville on

American Airlines, and on Worcester Regional Airport sponsoring the City of Worcester's Tercentennial Celebration.

Director of Maritime Presentation

Mr. Morris presented information on Conley Terminal servicing 6,400 containers in May and the anticipation of higher volumes with new services connecting Boston to India and Vietnam, on U.S. retail importers frontloading apparel shipments ahead of traditional holiday peak season while the supply chain braces for a dip in demand later this year, on the International Longshoremen Workers Union (ILWU) and West Coast ports resuming in early June after 10-day break, on all major global cruise brands returning to operating a full global fleet, and on the Flynn Cruiseport Boston welcoming 26,000 passengers through May 2022 as both Bermuda and Canada/New England itineraries are returning to service.

Human Resources, Diversity, and Compensation Committee

Public Comment

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

The second public session adjourned at 11:43 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides