

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON APRIL 11, 2024 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on April 11, 2024. The following Members participated remotely pursuant to Chapter 2 of the Acts of 2023: Vice-Chair Laura Sen, presided, Lewis G. Evangelidis, Warren Q. Fields, Sean M. O'Brien and Monica Tibbits-Nutt. Edward C. Freni, Interim Chief Executive Officer & Director of Aviation, Catherine McDonald, Interim Chief of Staff & Chief Legal Counsel, John P. Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Hank Shaw, Chief Security Officer, Joseph Morris, Port Director, Luciana Burdi, Director Capital Programs & Environmental Affairs, Kwang Chen, Chief Information Officer, Alaina Coppola, Director, Community Relations and Government Affairs, Andrew Hargens, Chief Development Officer, Dan Gallagher, Director of Aviation Business and Finance, and Ann Buckley, Assistant Secretary-Treasurer were in attendance.

The meeting commenced at 9:01 A.M.

Public Comment

Paul Dale stated his strong opposition and concerns regarding environmental impacts from the North Airfield Hangar Development at Hanscom Field.

Ratification and Approval of the Minutes of the March 21, 2024 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the March 21, 2024 Board Meeting.

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

Chair's Comments

Vice-Chair Sen noted she had no comments.

Report of the CEO

Mr. Freni noted the meeting would start in public session and then enter into executive session and not reconvene after executive session. Mr. Freni presented information on Secretary Monica Tibbitts-Nutt being the special guest at Massport's Women's History Month, on the TSA opening its new, modern checkpoint in Terminal E, on the start of the 2024 cruise season, Massport reviewing safety and security procedures with its cruise industry partners, on Massport participating in the Governor's Conference on Travel and Tourism, on the Chase Sapphire Lounge at Logan Airport being named the Best Airport Lounge Experience of 2024 by Airport Experience News, on two Massport projects being recently recognized for engineering excellence, on financial performance for February 2024, on FAA announcing \$22.1M of Airport Infrastructure Grants for Logan Airport, on Logan passenger activity exceeding forecast as the economy continues to outperform prior expectations, and on Massport beginning testing on renewable diesel in on-airport shuttle and Logan Express buses.

Director of Aviation Presentation

Mr. Freni presented information on spring break travel resulting in strong activity at Logan Airport in March, on Etihad launching new nonstop service to Abu Dhabi providing passengers with more service options for traveling to the UAE and beyond, on JetBlue expanding its transatlantic offerings from Logan with the launch of nonstop service to Paris Charles de Gaulle, on Massport hosting a Wings for Autism Event at Logan Airport on April 6, on Worcester Regional Airport seeing a 60% increase passenger activity in March from strong leisure demand for Florida services during spring break, and on Hanscom Field activity for March being 13% lower than the prior year due to poor weather conditions for small single-craft engine aircraft.

Director of Maritime Presentation

Mr. Morris presented information on Massport monitoring the Port of Baltimore situation, Conley handling 14 vessels in March and nearly 11,000 containers, on Flynn Cruiseport Boston beginning its 2024 season on March 29 with the return of the *Norwegian Gem* sailing to Bermuda with 2,700+ passengers.

STRATEGIC PLAN

REAL ESTATE AND STRATEGIC INITIATIVES/COMMITTEE CHAIR FIELDS

Massport Marine Terminal Parcel 6B Amendment

Mr. Hargens presented information on multiple Massport Marine Terminal development agreements requiring extensions due to ongoing DEP regulatory process, and on Parcel 6B the new facility for F.J. O'Hara/Pangea Shellfish strengthening the seafood cluster at the MMT.

HUMAN RESOURCES, DIVERSITY, AND COMPENSATION/COMMITTEE CHAIR
JACOBS

2024-2025 Workforce Diversity Business Plan

Mr. Gambone presented information on Massport implementing administrative and union pipeline strategies to enhance a diverse workforce pipeline, and on Massport having a robust professional development program and initiatives to attract, develop and retain a diverse workforce.

Ms. Brown-Grier presented information on other initiatives aiming to foster a diverse and inclusive workforce, on Massport's 2024-2025 Workforce Diversity Business Plan, and on availability analysis showing no underutilization for people of color or women.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, since 1976, the Authority has adopted and pursued programs in furtherance of its continuing efforts to provide employment opportunities in a non-discriminatory manner, consistent with federal and state law; and

WHEREAS, in accordance with applicable regulations, certain goals or benchmarks are set forth in the Workforce Diversity Business Plan as one criterion in the Authority's assessment of the effectiveness of its outreach, recruitment, and other employment practices; and

WHEREAS, since last revising the Workforce Diversity Business Plan, effective from January 1, 2022 through December 31, 2023, the Authority has undertaken an availability analysis to determine whether a disparity exists between the percentage of people of color and women employed by the Authority in each of its 21 job groups and the availability of qualified people of color and women, in the reasonable recruitment area, capable of performing the job duties for each of those job groups; and

WHEREAS, the availability analysis calculates placement goals for people of color or women if a disparity is found to exist; and

WHEREAS, the availability analysis showed no underutilization for people of color or women in any of the Authority's 21 job groups and, thus, no placement goals were established; and

WHEREAS, with regard to persons with disabilities and protected veterans under the Vietnam Era Veterans' Readjustment Assistance Act, the Office of Federal Contract Compliance Programs (the "OFCCP") has established a utilization goal and a hiring benchmark, respectively, to be adopted by employers, without the need for a separate analysis; and

WHEREAS, the OFCCP has revised the hiring benchmark for protected veterans from 5.5% to 5.4%; and

WHEREAS, the utilization goal established by the OFCCP for persons with disabilities remains unchanged at 7%; and

WHEREAS, in order to effectively continue the Authority's efforts to provide equal employment opportunity, the Authority has proposed revisions to the Workforce Diversity Business Plan, including (i) reflecting that no placement goals were established for people of color or women; and (ii) updating the hiring benchmark for protected veterans to 5.4%, as established by the OFCCP.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

In furtherance of its continuing efforts to provide employment opportunities in a non-discriminatory manner, the Authority hereby adopts the 2024 – 2025 Workforce Diversity Business Plan presented at this meeting and filed in the records of the Authority and directs the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity) to take all steps necessary to implement the Workforce Diversity Business Plan.

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

COMMUNITY OUTREACH/COMMITTEE CHAIR NUCCI

FACILITIES AND CONSTRUCTION/COMMITTEE CHAIR EVANGELIDIS

MPA W269 – Runway 11-29 Engineered Material Arresting System (EMAS) Replacement, Worcester Regional Airport, Worcester, MA, Partial Project Budget

Ms. Burdi presented information on the Runway 11-29 Engineered Material Arresting System (EMAS) Replacement project maintaining the runway safety areas at both runway ends, and on the Runway 11-29 EMAS Replacement.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), 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 commence and complete the Authority's Capital Project known as the MPA W269 Runway 11-29 Engineered Material Arresting System (EMAS) Replacement (MPA W269) subject to the following conditions: funds

expended for the W269 Runway 11-29 Engineered Material Arresting System (EMAS) Replacement Capital Project shall not exceed \$12,000,000 (the “Approved Partial Project Budget”); 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 Project 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 April 11, 2024. The Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity) 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, not inconsistent with this vote, as the Authorized Officer executing such agreement deems necessary or desirable.

Members Sen, O’Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

MPA L1821 – Terminal E Operational Improvements, Logan International Airport, East Boston, MA, Partial Project Budget

Ms. Burdi presented information on new and restored projects to improve core passenger and baggage processing functions enhancing the Terminal E arriving passenger experience, on Claims 9 and 10 allowing for expanded inbound baggage claim capacity to support current and projected flight schedules, on new South-West bag building allowing for expanded outbound baggage capacity, and on new vertical circulation improving passenger access to parking facilities and terminals.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), 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 commence and complete the Authority’s Capital Project known as the MPA L1821 – Terminal E Operational Improvements (MPA L1821) subject to the following conditions: funds expended for the L1821 – Terminal E Operational Improvements Capital Project shall not exceed \$50,000,000 (the “Approved Partial Project Budget”); 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 Project 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 April 11, 2024. The Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity) 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, not inconsistent with this vote, as the Authorized Officer executing such agreement deems necessary or desirable.

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

MPA L1860 – Terminal E Roadways and Curb, Logan International Airport, East Boston, MA, Partial Project Budget

Ms. Burdi presented information on the Terminal E Roadways and Curb project being part of Massport's ongoing program to improve the Logan Airport terminal roadway system, on the Terminal E Roadways and Curb project addressing specific challenges in the roadway system between Terminals C and E, on new Terminal E Garage and Walkways, on new Terminal E Garage and Roadways, and on New Terminal E Departures Curb.

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), 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 commence and complete the Authority's Capital Project known as MPA L1860 – Terminal E Roadways and Curb (MPA L1860) subject to the following conditions: funds expended for the L1860 Terminal E Roadways and Curb Capital Project shall not exceed \$30,000,000 (the "Approved Partial Project Budget"); 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 Project 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 April 11, 2024. The Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity) 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, not inconsistent with this vote, as the Authorized Officer executing such agreement deems necessary or desirable.

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

AUDIT AND FINANCE/COMMITTEE CHAIR SEN

MBTA Silver Line Interagency Agreement

Mr. Pranckevicius presented information on renewal of the MBTA Silver Line Interagency Agreement, on the MBTA Silver Line Interagency Agreement supporting Massport's HOV and Net Zero goals to increase SL1 capacity and enable electric bus operations at Logan terminals, on the MBTA Silver Line Agreement providing for continuation of shared costs, and on next steps.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority and the Massachusetts Bay Transportation Authority ("MBTA") entered into an Interagency Agreement dated June 12, 2001 (the "2001 Agreement") concerning the procurement by the MBTA of Dual-Mode Sixty Foot (60') Articulated Low-Floor Coaches ("SL1 2001 Buses") and the Authority's agreement to acquire eight (8) of these SL1 2001 Buses to be operated and maintained by the MBTA in the Silver Line 1 Route ("SL1") that serves each of the terminals at Boston Logan International Airport (the "Airport"); and

WHEREAS, the Authority and the MBTA entered into an Interagency Operations and Maintenance Agreement (the "O&M Agreement") which provided for (i) the shared funding for the operation and maintenance of SL1 including the SL1 2001 Buses; (ii) the operational requirements of the SL1 2001 Buses; (iii) the maintenance of the SL1 Buses; (iv) the SL1 revenue sharing; and (iv) the shared funding of the capital costs associated with the SL1 2001 Buses; and

WHEREAS, as the useful life of the 2001 Silver Line Buses approached its end, the MBTA procured forty-five (45) new enhanced electric hybrid buses including ten (10) buses dedicated to SL1 (the "2023 Massport Buses") which will replace eight (8) of the SL1 2001 Buses and two (2) of which will increase the SL1 fleet of buses; and

WHEREAS, the Authority agreed to reimburse the MBTA for the 2023 Massport Buses in an amount equal to approximately \$2,000,000 per bus; and

WHEREAS, the not-to-exceed amount of \$16,000,000 for the 2023 Massport Buses was approved by the Board at its March 16, 2023 meeting as part of the FY23-FY27 Capital Program; and

WHEREAS, \$3,876,665 of the acquisition cost of the 2023 Massport Buses remains to be authorized by the Board; and

WHEREAS, the 2001 Agreement and the O&M Agreement have both expired; and

WHEREAS, the Authority and the MBTA desire to enter into a new Interagency Agreement for a term of six (6) years which will (i) combine the terms and conditions of the 2001 Agreement and the O&M Agreement updated to reflect the current operational details of SL1; (ii) detail the acquisition by the Authority of the 2023 Massport Buses; (iii) provide for the shared funding for the operation and maintenance of the SL1 route including the 2023 Massport Buses (Massport's share is estimated to be approximately \$36 million over the six (6) year term); (iv) detail the operational requirements of the SL1 route; (v) detail the maintenance obligations of the MBTA of the SL1 2001 Buses; (vi) provide for the SL1 revenue sharing; and (vii) provide for the shared funding of the mid-life rebuild of the 2023 Massport Buses; and

WHEREAS, staff recommends that the Board authorize the negotiation, execution and delivery of this new Interagency Agreement with the MBTA.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Director of Aviation or his designee and the Chief Legal Counsel or her designee are hereby authorized to negotiate, and the Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), Director of Administration & Finance and Secretary-Treasurer, or Assistant Secretary-Treasurer, each acting singly, (each, an "Authorized Officer") are each hereby authorized to execute and deliver, on behalf of the Authority, a new Interagency Agreement with the MBTA in connection with the SL1 service for a term of six (6) years which will (i) combine the terms and conditions of the 2001 Agreement and the O&M Agreement updated to reflect the current operational details of SL1; (ii) provide for the payment by Massport of \$19,876,665 for the acquisition of the ten (10) 2023 Massport Buses; (iii) provide for the shared funding for the operation and maintenance of the SL1 route including the 2023 Massport Buses (Massport's share is estimated to be approximately \$36 million over the six (6) year term); (iv) detail the operational requirements of the SL1 route; (v) detail the maintenance obligations of the MBTA of the SL1 2001 Buses; (vi) provide for the SL1 revenue sharing; and (vii) provide for the shared funding of the mid-life rebuild of the 2023 Massport Buses.

The Interagency Agreement may contain such other terms and conditions not inconsistent with this vote as the Authorized Officer executing such agreement deems necessary or desirable.

This vote shall supersede the April 13, 2023 vote of the Board regarding the new Interagency Agreement.

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

ASSENT AGENDA

Quincy Parking License Agreement (Braintree Logan Express Employee Parking)

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, due to Braintree Logan Express capacity constraints, in 2022 staff undertook a review of potential sites in the area and identified 2000 Crown Colony Office Park, Quincy (the “Site”) as a suitable supplemental location; and

WHEREAS, on September 22, 2022, the Board authorized staff to negotiate and execute a license agreement to use a portion of the Site with DST Asset Manager Solutions, Inc. (“DST”) which leases the Site from a Flatley Company entity (“Flatley”); and

WHEREAS, the Authority subsequently entered into a license agreement with DST for the use of 500 parking spaces and the operation of a shuttle supporting Braintree Logan Express; and

WHEREAS, the agreement with DST expires on September 30, 2024 along with DST’s lease; and

WHEREAS, staff seeks authorization to negotiate, execute and deliver a new license agreement with Flatley on terms that are consistent with the terms contained in this vote.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

The Chief Executive Officer and Executive Director (or any officer authorized to serve in an interim capacity), the Director of Administration & Finance and Secretary-Treasurer, or the Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), are each hereby authorized to negotiate, execute and deliver, on behalf of the Authority a license agreement with Crown Colony Office Park LLC (Flatley) commencing on or about October 1, 2024, for a term of two (2) years, with three (3) option years, at a cost of \$766,500/year for the initial two (2) years, and escalating three percent (3%) annually for the three (3) option years. The agreement will be subject to maintenance obligations, insurance and other provisions for vehicle parking and shuttle service, and upon the terms and conditions set forth in this vote and such other terms and conditions not inconsistent with this vote as the Authorized Officer may determine are necessary or desirable.

Members Sen, O’Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

Motion to Enter Executive Session

Upon a motion duly made and seconded, it was

VOTED:

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

Members Sen, O'Brien, Fields, Evangelidis and Tibbits-Nutt voted Yes.

The public session adjourned at 10:05 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides