

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON JUNE 12, 2025 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on June 12, 2025. The following Members participated remotely pursuant to Chapter 2 of the Acts of 2025: Chair Patricia Jacobs presided, John Nucci, Sean O'Brien, Lewis Evangelidis, Warren Fields and Pamela Everhart. Richard Davey, Chief Executive Officer and Executive Director, Faye Boardman, Chief of Staff, Edward Freni, Executive Director of Aviation, Hank Shaw, Chief Security Officer, Catherine McDonald, Chief Legal Counsel, John Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Lauren Gleason, Port Director, Luciana Burdi, Chief Infrastructure Officer, Taylor Casey, Chief People Officer, Brian Day, Director of Labor Relations, Jennifer Mehigan, Director - Media Relations, Alaina Coppola, Director – Community Relations & Government Affairs, Emir Skokic, Chief Strategy Officer, Tiffany Brown-Grier, Director of Diversity, Equity and Inclusion/Compliance, John Raftery, Chief Marketing Officer, Christine Reardon, Director – Internal Audit, Jarret Wright, Chief Information Officer, and Ann Buckley, Assistant Secretary-Treasurer, were in attendance.

The meeting commenced at 9:02 A.M.

Public Comment

Richard Halstead stated his concerns regarding airport design in the runway and taxiway safety areas at Hanscom Field.

Ratification and Approval of the Minutes of the May 8, 2025 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the May 8, 2025 Board Meeting.

Members Jacobs, Evangelidis, Everhart, Nucci, and Fields voted Yes.

Chair's Comments

Report of the CEO

Mr. Davey noted the meeting is in public session and there is no Executive Session.

Mr. Davey presented information on project kick-off for the Massport Strategic Plan being held last week, on a major milestone for the Framingham Logan Express Garage Expansion Project with the topping off of the final precast, on launching Massport's new brand positioning "*Going Above and Beyond*", on real-time parking availability signs enhancing the Logan Airport customer journey, on live music performances coming to Terminals B and C baggage claim areas this summer, on partnering with Uber and Lyft on enhanced Ride App products for Logan

passengers, on enhancing the cruise experience with upgrades to signage, wayfinding and ride app flow, on Logan Airport serving 40M passengers FYTD May, 4% better than forecast, on April 2025 financial results, on the All Hands Meeting celebrating Massport achievements and outstanding colleagues with Olympic Gold-medalist hockey player, Mike Eruzione, on co-hosting *Regional Sustainable Aviation Fuel (SAF) Workshop* to advance SAF development and deployment, on SAF Working Group delivering actionable recommendations to the Governor to position Massachusetts as an SAF leader, on Massport and the FAA hosting 2,200+ students and teachers at the annual Aviation & Maritime STEM Expo at Logan Airport, on Massport awarding the 2025 STEM and Memorial Scholarships, on Massport participating in the 2025 Boston Pride Parade this Saturday, on Luciana Burdi being named the 2025 Woman of the Year by the WTS (Women's Transportation Seminar) Boston, on Massport 2025 Hurricane Preparedness Week, on combating human trafficking with Massport hosting DHS (Department of Homeland Security) Blue Lightning Initiative, on partnering with Massachusetts General Hospital supporting lifesaving care with the Massport 2025 Spring Blood Drive, on Massport addressing an uptick in over height truck strikes on Logan Airport roadways, on Massport Fire Rescue advancing regional safety through training, on Massport's summer drone campaign being live in market, and on congratulating John Nucci on his retirement from Suffolk University as Senior Vice President of External Affairs.

Mr. O'Brien joined the meeting at 9:26 A.M.

Director of Aviation Presentation

Mr. Freni presented information on Logan Airport's preliminary May passenger count being down 1.2% from year earlier and nationally, May TSA screenings declining by 1.4% compared to 2024, on the Administration implementing a new travel ban targeting 19 countries, citing national security concerns, on JetBlue and United announcing a new Blue Sky partnership, on Mike Eruzione giving an inspiring speech about teamwork at the All Hands Meeting, on Worcester Regional Airport passengers being down in May, potentially reflecting the impact of economic uncertainty on the discretionary leisure market segment, on in May, Hanscom Field total operations declining 14% year over year, however, jets being up 2%, and on the first electric aircraft landing at Hanscom Field on June 5, 2025.

Director of Maritime Presentation

Ms. Gleason presented information on Conley Terminal handling 18 vessels in May and processing over 13,000 containers in May – the best May container performance on record for Boston, on U.S. and China striking new trade terms following recent negotiations, on Flynn Cruiseport Boston welcoming 10 vessels and over 31,000 passengers in May, and on Maritime's Cruise team participating in the annual Cruise Canada New England Symposium, highlighting Boston's strategic role in the cruise market.

STRATEGIC PLAN

SAFETY AND SECURITY/COMMITTEE CHAIR O'BRIEN

HUMAN RESOURCES, DIVERSITY, AND COMPENSATION/COMMITTEE CHAIR
JACOBS

Chair Jacobs commented there are roll calls and votes for the election of the Chair, Election of the Vice-Chair, Election of Officers, and Designation of Committees, Committee Chairs, Vice-Chairs and Committee Members.

Election of Chair

Mr. O'Brien, Human Resources, Diversity, and Compensation Committee Vice-Chair, noted that under the Authority's By-Laws, the incumbent Chair, Patricia Jacobs, is automatically deemed nominated for the position of Chair and asked if there were any other nominations. As there were no other nominations, Mr. O'Brien moved to nominate Ms. Jacobs for Chair of the Authority.

Upon a motion duly made and seconded, it was

VOTED:

In accordance with the provisions of the Enabling Act, Member Jacobs is hereby elected to serve as Chair.

Members O'Brien, Everhart, Nucci, Evangelidis, and Fields voted Yes.
Chair Jacobs abstained.

Election of Vice-Chair

Chair Jacobs noted that that under the Authority's By-Laws, the incumbent Vice-Chair, Sean O'Brien, is automatically deemed nominated for the position of Vice-Chair and asked if there were any other nominations. As there were no other nominations, Chair Jacobs nominated Mr. O'Brien for Vice-Chair of the Authority.

Upon a motion duly made and seconded, it was

VOTED:

In accordance with the provisions of the Enabling Act, Mr. O'Brien is hereby elected to serve as Vice-Chair.

Members Jacobs, Everhart, Nucci, Evangelidis, and Fields voted Yes.
Vice-Chair O'Brien abstained.

Election of Officers

Upon a motion duly made and seconded, it was

VOTED:

In accordance with the provisions of the Enabling Act, John P. Prankevicius is hereby elected to serve as Secretary-Treasurer;

That Ann Buckley is elected to serve as Acting Secretary-Treasurer in the absence or incapacity of the Secretary-Treasurer, and, as Acting Secretary-Treasurer, she shall have the power and authority to act in lieu of the Secretary-Treasurer. As Assistant Secretary-Treasurer, she shall also have such duties as may be assigned or delegated by the Secretary-Treasurer; and

That Kenneth Ciriello, Paige Lombard, Rachida Mahrouda, Elizabeth Micallef, John Plonowski and Anna Tenaglia of the Administration & Finance Department are elected to serve as Assistant Treasurers until the next annual meeting.

Members Jacobs, Everhart, Nucci, O'Brien, Evangelidis, and Fields voted Yes.

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

Along with other proposed committee designations reflected in the Board materials, Chair Jacobs highlighted a proposed change for the appointment of Member Pamela Everhart as Chair of the Human Resources, Diversity, and Compensation Committee in place of Chair Jacobs' position as Chair of that Committee.

Upon a motion duly made and seconded, it was

VOTED:

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

Audit and Finance Committee

Patricia Jacobs, Committee Chair

Sean O'Brien, Committee Vice-Chair

Monica Tibbits-Nutt, Committee Member

Facilities and Construction Committee

Lew Evangelidis, Committee Chair

Monica Tibbits-Nutt, Committee Vice-Chair

Sean O'Brien, Committee Member

Real Estate and Strategic Initiatives Committee

Warren Fields, Committee Chair

Monica Tibbits-Nutt, Committee Vice-Chair

Patricia Jacobs, Committee Member

John Nucci, Committee Member

Human Resources, Diversity, and Compensation Committee

Pamela Everhart, Committee Chair

Patricia Jacobs, Committee Vice-Chair

Sean O'Brien, Committee Member

Warren Fields, Committee Member

Community Outreach Committee

John Nucci, Committee Chair

Warren Fields, Committee Vice-Chair

Patricia Jacobs, Committee Member

Safety and Security Committee

Sean O'Brien, Committee Chair

Lew Evangelidis, Committee Vice-Chair

Pamela Everhart, Committee Member

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

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

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

Members Jacobs, Nucci, O'Brien, Evangelidis, and Fields voted Yes.
Member Everhart abstained.

COMMUNITY OUTREACH/COMMITTEE CHAIR NUCCI

REAL ESTATE AND STRATEGIC INITIATIVES/COMMITTEE CHAIR FIELDS

FACILITIES AND CONSTRUCTION/COMMITTEE CHAIR EVANGELIDIS

MPA M483, M517, and M549 - Conley Terminal Program, South Boston, MA, Full Project Budget

Ms. Burdi presented information on Massport being awarded \$25M in USDOT BUILD Grant funds for Conley Terminal, on Conley Terminal Program including three major components, and on Conley Terminal Program funding details and Board recommendation.

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 actions necessary or desirable and to execute agreements necessary or desirable in order to continue and complete the Authority’s Capital Project known as the Conley Terminal Program (MPA M483, M517, and M549) subject to the following conditions: funds expended for the M483, M517, and M549 Conley Terminal Program Capital Project shall not exceed \$91,151,791 (the “Full Project Budget”); the Chief Infrastructure Officer 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 Full Project Budget; and the Chief Infrastructure Officer also shall report any material changes to the scope of the work for this Capital Project as described in the materials presented at the Board Meeting on June 12, 2025. The Chief Executive Officer and Executive Director or his designee 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 Jacobs, Everhart, Nucci, O’Brien, Evangelidis, and Fields voted Yes.

MPA L1772 – Terminal E Canopy and Curbside Improvements, Logan International Airport, East Boston, MA, Full Project Budget

Ms. Burdi presented information on Terminal E Canopy and Curbside Improvements, and on milestones and Board recommendation.

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 actions necessary or desirable and to execute agreements necessary or desirable in order to continue and complete the Authority’s Capital Project known as the Terminal E Canopy and Curbside Improvements (MPA L1772) subject to the following conditions: funds expended for the MPA L1772 Terminal E Canopy and Curbside Improvements Capital Project shall not exceed \$46,125,000 (the “Full Project Budget”); the Chief Infrastructure Officer 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 Full Project Budget; and the Chief Infrastructure Officer also shall report any material changes to the scope of the work for this Capital Project as described in the materials presented at the Board Meeting on June 12, 2025. The Chief Executive Officer and Executive Director or his designee 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 Jacobs, Everhart, Nucci, O’Brien, Evangelidis, and Fields voted Yes.

MPA L1773 – Terminal A to B Post Security Connector, Logan International Airport, East Boston, MA, Revised Partial Project Budget

Ms. Burdi presented information on Terminal A to B Connector being the final step connecting all Logan Airport terminals post-security, and on conditions of satisfaction and project milestones.

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 actions necessary or desirable and to execute agreements necessary or desirable in order to continue and complete the Authority’s Capital Project known as the Terminal A to B Post Security Connector (MPA L1773) subject to the following conditions: funds expended for the MPA L1773 Terminal A to B Post Security Connector Capital Project shall not exceed \$175,000,000 (the “Revised Partial Project Budget”); the Chief Infrastructure Officer 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 Revised Partial Project Budget; and the Chief Infrastructure Officer also shall report any material changes to the scope of the work for this Capital Project as described in the materials presented at the Board Meeting on June 12, 2025. The Chief Executive

Officer and Executive Director or his designee 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 Jacobs, Everhart, Nucci, O'Brien, Evangelidis, and Fields voted Yes.

AUDIT AND FINANCE/COMMITTEE CHAIR JACOBS

FY26 OPERATING BUDGET

FY26 Budget Policy Objectives (Information)

Mr. Pranckevicius presented information on FY25 year-end forecast with Massport's business activity helping to improve margin 22%, on current economic environment of "we have to be prudent but we're not panicking", on risks and challenges to achieving Massport's strategic initiatives and financial plans, on FY26 Budget planning scenarios, on Massport's March analysis assuming 3% growth in Logan's FY26 passenger volume, on Scenario 1 having 3% growth in business activity and financing the FY25-FY29 \$3.8B CIP (Capital Investment Plan), on 3% growth driving \$1.325B in revenue to support \$3.8B FY25-FY29 CIP and higher operating expenses, on operating expenses forecasting at \$755M, requiring \$69M in new expenses to manage growth, on Scenario 2 having no growth requiring FY26 budget to be more conservative, fiscally prudent, and agile, on Scenario 2's no growth outlook necessitating a fiscally prudent FY26 budget, on examples of expenses being included in Massport's FY26 Expense Reserve, on Scenario 3 having Great Recession-type downturn requiring significant expense reductions to balance lower business activity and revenues, on recession leading to a 10% decline in business activity and revenues, on Scenario 3 examples of actions management could take to mitigate a 10% decline in business activity and revenues, on Scenario 3 having an inventory of CIP projects that may be "deferred" should business activity decline 10%, and on FY26 budget recommendation.

Mr. Pranckevicius' presentation covered items 6 through 12. These items 6 through 12 on FY26 Operating Budget were taken in one roll call vote.

FY26 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 2026; which shall include the following anticipated amounts:

| | | |
|----|---|---------------------|
| A. | Total Fiscal Year 2026 Revenues (excluding PFCs and CFCs) | \$1,285,000,000 (1) |
| B. | Operating Expenses excluding In-Lieu-of-Tax Payments | |
| | for Airport Project | 493,063,983 |
| | for Port Project | 112,287,106 |
| | for General and Administration | 86,839,741 |
| | Total Operating Expenses (Excluding In-Lieu of-Tax) | 692,190,830 (2) |
| C. | 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) | 592,809,170 (1) |
| D. | Uses of Net Revenues (Defined as use of funds remaining after Operating Expenses are subtracted from total Revenues) | |
| | Deposits to: | |
| | 2014A Debt Service Fund | 3,044,750 |
| | 2014C Debt Service Fund | 11,428,250 |
| | 2015A Debt Service Fund | 7,136,250 |
| | 2015C Debt Service Fund | 14,908,793 |
| | 2016A Debt Service Fund | 3,916,000 |
| | 2016B Debt Service Fund | 8,051,400 |
| | 2017A Debt Service Fund | 15,279,250 |
| | 2019A Debt Service Fund (non-PFC portion) | 15,567,059 |
| | 2019C Debt Service Fund (non-PFC portion) | 17,110,750 |
| | 2019B Debt Service Fund | 9,588,000 |
| | 2020A Debt Service Fund | 11,812,837 |
| | 2020B Debt Service Fund | 11,810,032 |
| | 2021A Debt Service Fund | 1,781,500 |
| | 2021B Debt Service Fund | 1,095,000 |
| | 2021C Debt Service Fund (non-PFC portion) | 6,909,677 |
| | 2021D Debt Service Fund | 3,788,500 |
| | 2021E Debt Service Fund (non-PFC portion) | 7,450,000 |
| | 2022A Debt Service Fund (non-PFC portion) | 3,864,500 |
| | Transfer to Strategic Projects Accounts | 20,457,452 (3) |

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| | |
|---|----------------|
| Subtotal Debt Service | 175,000,000 |
| Maintenance Reserve Fund (to pay for major maintenance) | 169,694,292 |
| In-Lieu-of-Tax Fund | 27,809,170 (4) |
| Improvement and Extension Fund | 220,305,708 |
| 2000A Park Ex Debt Service Fund | 2,580,000 |
| 2001A Park Ex Debt Service Fund | 2,193,000 |
| E. Transfers to the Capital Program Budget | 215,532,708 |
| Accumulated Equity (Transfer from the Improvement and Extension Fund to the Capital Budget Account to pay for a portion of the scheduled capital improvements) | 70,000,000 |
| F. Transfer to Retiree Benefits Trust (Transfer from the Operating Fund) | 8,114,850 |
| G. Fiscal Year 2026 PFC Revenue expected to pay PFC Debt Service | 25,422,973 (5) |
| 2019A Debt Service Fund (PFC portion) | 8,763,200 |
| 2019C Debt Service Fund (PFC portion) | 2,941,000 |
| 2021C Debt Service Fund (PFC portion) | 200,023 |
| 2021E Debt Service Fund (PFC portion) | 11,337,000 |
| 2022A Debt Service Fund (PFC portion) | 2,181,750 |

H. Establishes a FY 2026 Expense Reserve 35,000,000
35,000,000 To authorize the creation of an Expense Reserve Fund to be available for transfer from the Improvement & Extension Fund from either additional revenues generated from increased business activity above those amounts budgeted for FY 2026, or from existing Improvement & Extension Fund balances. The Chief Executive Officer and Executive Director and the Secretary-Treasurer, each acting singly (each an "Authorized Officer"), are hereby authorized to transfer monies from the Expense Reserve Fund to pay for such Operating Expenses excluding In-Lieu of Tax Payments as the Authorized Officer may determine are necessary or desirable.

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 |
|--|--------|

(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 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 FY26 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.

(3) Deposits made to the Strategic Initiatives Project Account may be used for the previously authorized purposes for such amount (including resolutions of the Authority adopted on June 23, 2016, June 15, 2017, and June 12, 2019) and may also be applied to call or defease bonds by resolution of the Authority in order to lower debt service expenses in future years to enhance the Authority's debt profile.

(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.

Logan Express Bus Fare E-Ticket Discount Continuation

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 online-only promotional discount program effective July 1, 2021 through December 31, 2022, pursuant to which the \$12 one-way Adult fare was discounted to \$9, the \$22 round-trip Adult fare was discounted to \$18, the \$11 one-way Senior fare was discounted to \$9 and the \$20 round-trip Senior fare was discounted to \$18; and

WHEREAS, the Board reauthorized the online discount program at its meetings on November 18, 2021, June 16, 2022, June 15, 2023 and again on June 27, 2024; and

WHEREAS, staff requests authorization to extend the Logan Express online-only bus fare discount program until June 30, 2026.

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 to extend the Logan Express promotional price program effective July 1, 2025 until June 30, 2026, at the below prices, which program will be limited to Logan Express e-tickets purchased at loganexpress.com or on the FlyLogan App:

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

All other Logan Express fares will remain unchanged.

City of Chelsea Agreement

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 and deliver on behalf of the Authority an amendment to the agreement with the City of Chelsea to extend the term through June 30, 2027 and provide for an annual payment of \$600,000 to the City of Chelsea. The amendment shall contain such other terms and conditions, not inconsistent with this vote, as the Authorized Officer executing such amendment deems necessary or desirable.

Maritime FY26 Rates and Charges 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, 2025; 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, 2026 unless otherwise specifically set forth therein; and
2. To continue for another year from July 1, 2025 through June 30, 2026, 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 and 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 programs, 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

A copy of the Conley Terminal Tariff Schedule is on file with the Assistant Secretary-Treasurer's Office.

SCHEDULE B

FLYNN CRUISEPORT BOSTON TARIFF

A copy of the Flynn Cruiseport Boston Tariff Schedule is on file with the Assistant Secretary-Treasurer's Office.

South Boston Parking Rates

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority owns and operates 2,616 parking spaces in the South Boston Waterfront, including the South Boston Waterfront Transportation Center (“SBWTC”) and surface parking lots at the Boston Fish Pier, Parcel H, Parcel D-3, Fargo Street and on-street metered parking spaces (collectively with the SBWTC, the “South Boston Parking Facilities”); and

WHEREAS, the South Boston Parking Facilities provide monthly contract and daily transient parking for workers, residents, and visitors under several different parking rate categories; and

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

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

1. Effective as of July 1, 2025, the adjustments in certain categories of parking rates and ranges for the South Boston Parking Facilities as more particularly set forth in **Exhibit A** attached hereto and incorporated herein by reference, are hereby approved.

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

2. To authorize the Chief Executive Officer and Executive Director, the Director of Administration & Finance and Secretary-Treasurer, the Assistant Secretary-Treasurer, the Chief Development Officer, the Port Director, and the Chief Legal Counsel, or their respective designees, each acting jointly or singly (each, an “Authorized Officer”), to take such actions, not inconsistent with this Vote, as may be necessary or desirable to effectuate this Vote.

EXHIBIT A

SOUTH BOSTON PARKING FACILITIES
PARKING RATE ADJUSTMENTS

EFFECTIVE AS OF JULY 1, 2025

| Category | Sub-Category | FY25 | FY26 |
|------------------------|---|--------|--------|
| Monthly Parking | | | |
| | <i>Overnight Rate</i> | \$130 | \$140 |
| | <i>Fargo St Lot</i> | \$170 | \$185 |
| | <i>Fish Pier Tenant Seafood Industry Rate</i> | \$180 | \$190 |
| | <i>Bulk Corporate Monthly</i> | \$350 | \$300 |
| Hourly Parking | | | |
| | <i>0-1 Hours</i> | \$11 | \$13 |
| | <i>1-2 Hours</i> | \$22 | \$24 |
| | <i>2-3 Hours</i> | \$28 | \$30 |
| | <i>3 + Hours</i> | \$36 | \$38 |
| | <i>Over 4 Hours until 3 AM</i> | \$40 | \$42 |
| Daily Parking | | | |
| | <i>Cruise Parking</i> | \$30 | \$45 |
| | <i>Fish Pier Tenant Seafood Industry Rate</i> | \$7.50 | \$8.50 |
| | <i>Pavilion Worker parking</i> | N/A | \$15 |
| | <i>Event Parking</i> | \$40 | \$70 |
| | <i>Car Storage</i> | \$30 | \$35 |

Natural Gas Procurement

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 a term of 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, on June 16, 2022, the Board voted to amend the May 20, 2021 Vote to authorize a transaction agreement for commodity and basis for a term of 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 three (4) years; each ending on October 31, 2025; and

WHEREAS, based upon a recommendation from the Authority's energy procurement consultant, staff now requests a two 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 and the June 16, 2022 Vote are hereby further amended as follows:

- (a) by replacing 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" with the words "and a transaction agreement for commodity and basis for a term ending not later than October 31, 2027, and a transportation agreement for the transmission of natural gas to the Central Heating Plant for a term ending not later than October 31, 2027."

- (b) by replacing the words “and the aggregate total not-to-exceed amount shall be \$29,200,000” with the words “and the aggregate total not-to-exceed amount shall be \$38,300,000.”

Except as specifically provided herein, this Vote ratifies and affirms the May 20, 2021 Vote and the June 16, 2022 Vote.

Credit Card Processing Services Contract Amendment

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 and deliver on behalf of the Authority an amendment to the existing Merchant Agreement (the “Agreement”) for credit card processing services with Wells Fargo Merchant Services, L.L.C. and Wells Fargo Bank, N.A. (collectively, "Wells Fargo") to (i) extend the term of the Agreement to June 30, 2027 and (ii) increase the not-to-exceed amount of the Agreement by \$10,000,000, resulting in a new not-to-exceed amount of \$38,200,000. The amendment shall contain such other terms and conditions, not inconsistent with this Vote, as the Authorized Officer executing the amendment deems necessary or desirable.

On items 6 through 12 Members Jacobs, Everhart, Evangelidis, O’Brien, Nucci, and Fields voted Yes.

FY26 RATES AND CHARGES

Logan Rates and Charges (Information)

Mr. Gallagher presented information on Logan FY26 Logan Airport passenger Forecasts, on FY26 Terminal E Passenger Forecasts, on FY26 Baggage and Landed Weight Forecasts, on FY26 Logan Rates and Charges Budget Adjustments, on FY26 Rates and Charges – Logan Airport, on Logan Rental Car Center (RCC) Rental Rates, on Logan Employee Supplemental Parking Fee, on Logan Exterior Wireless Antenna and Equipment Storage Rates, and on Hanscom and Worcester Rates and Charges.

Mr. Gallagher's presentation covered items 14 through 23. These items 14 through 23 on FY26 Rates and Charges were taken in one roll call vote.

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 \$6.58 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, 2025, through June 30, 2026, or until a new rate is established.

Logan Terminal Building Rental Rates

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority the following terminal building rates, passenger fees, cargo building, land and other rates for Boston-Logan International Airport. The rates shall be effective from July 1, 2025, through June 30, 2026, or until new rates are established.

| A. <u>Building Rates:</u> | <u>Rate</u> |
|--|---|
| Terminal A | \$213.01 per square foot per year |
| Terminal B | \$189.25 per square foot per year |
| Terminal B Pier A BHS Facility | |
| Terminal Rate per Carrier | \$14.94 per square foot per year |
| Per Outbound checked bag | \$7.53 per outbound checked bag |
| Terminal C - Main Terminal | \$298.70 per square foot per year |
| Terminal C - Upper Piers | \$193.14 per square foot per year |
| Terminal C - Lower Piers | \$109.75 per square foot per year |
| Terminal C – Pier A Upper Pier | \$165.92 per square foot per year |
| Terminal C – Pier A Lower Pier | \$161.13 per square foot per year |
| Terminal E - Type 1 Space | \$196.22 per square foot per year |
| Terminal E - Type 2 Space | \$199.22 per square foot per year |
| Terminal E - Type 3 Space | \$209.72 per square foot per year |
| Amelia Earhart (Regional Carrier Facility) | \$65.28 per square foot per year |
| B. <u>Passenger Fees:</u> | <u>Terminal E Common Use Facilities</u> |
| Inbound International | \$15.71 per passenger |
| Outbound | \$6.06 per passenger |
| Inbound Non-FIS/Domestic | \$15.71 per passenger |
| Check in Fee | \$10.74 per passenger |
| C. <u>Terminals A, B & C Common Use Gates & Check In Counters and Terminal E Loading Bridge Charge</u> | |
| Exclusive & Preferential Bridge Charge (A, B & C) | \$4,593 per month |
| Exclusive & Preferential Bridge Charge (E) | \$10,168 per month |
| Common Use Bridge and Holdroom Charges | \$3.77 per inbound passenger \$9.53 per outbound passenger |
| Check in Fee | \$12.20 per passenger |

D. Land Rates

Land \$6.22 per square foot per year

Logan CBIS (Checked Baggage Inspection System) Baggage Screening Facility Fee

Upon a motion duly made and seconded, it was

VOTED:

To establish on behalf of the Authority a CBIS Baggage Screening Facility Fee at Boston-Logan International Airport of \$1.85 per checked bag billable to each airline checking bags. This rate shall be effective from July 1, 2025, through June 30, 2026, or until a new rate is established.

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 | \$200.00 |
| All Category B | \$133.00 |
| All Category C | \$98.00 |
| All Category D | \$64.00 |

These rates shall be effective from July 1, 2025, through June 30, 2026, or until a new rate is established.

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, 2025, through June 30, 2026, or until new rates are established.

| Category | Aircraft Wingspan | 0-4 Hours | Over 4 Hrs up to 8 Hrs | Over 8 Hrs up to 16 Hrs | Over 16 Hrs up to 24 Hrs | Over 24 Hrs up to 32 Hrs | Over 32 Hrs up to 48 Hrs |
|-----------------|------------------------------|----------------------|---|--|---|---|---|
| Z | 215 ft & over | \$396 | \$524 | \$920 | \$1,058 | \$1,575 | \$2,113 |
| A | 166-214 ft | \$352 | \$466 | \$815 | \$939 | \$1,399 | \$1,873 |
| B | 126-165 ft | \$234 | \$315 | \$552 | \$625 | \$945 | \$1,264 |
| C | 96-125 ft | \$165 | \$206 | \$361 | \$416 | \$622 | \$835 |
| D | 81-95 ft | \$91 | \$118 | \$205 | \$232 | \$355 | \$474 |
| E | 66-80 ft | \$58 | \$74 | \$131 | \$156 | \$228 | \$303 |
| F | 0-65 ft | \$49 | \$49 | \$74 | \$91 | \$134 | \$175 |

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

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, 2025, through June 30, 2026, or until new rates are established.

| <u>A. Facility Rates</u> | <u>Rate</u> |
|---|------------------------------------|
| Customer Service Center Facility Rent | \$324.66 per square foot per year |
| Garage Facility Rent (Levels 1-3) | \$2.90 per square foot per year |
| Garage Facility Rent (Roof Level) | \$1.41 per square foot per year |
| Quick Turn Around Facility Rent | \$6.16 per square foot per year |
| <u>B. Fees</u> | <u>Rate</u> |
| Common Airport Transit System Fee (“CATS”) | \$11.19 per rental car transaction |
| Rental Car Center Facility Access Fee (“FAC”) | \$2.50 per rental car transaction |

Logan Employee Supplemental Parking Fee

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority currently has Airport employee parking at Logan Airport, an employee parking garage in Chelsea (“Chelsea Garage”), the PreFlight lot located proximate to the Chelsea Garage, and the MBTA-owned Wonderland Garage in Revere; and

WHEREAS, the cost of continuing to meet the demand for existing and future employee parking permits and the associated costs for transportation to and from the assorted facilities and the Airport continues to grow; and

WHEREAS, at its March 20, 2025 meeting, the Board voted to increase employee parking rates to advance a sustainable strategy which pairs employee parking supply with pricing aimed at cost recovery and demand management, as well as the Authority’s ground access strategy promoting the use of high-occupancy vehicles (“HOV”); and

WHEREAS, to further support these strategies, commencing July 1, 2025, staff will allocate employee parking permits to Airport tenants and employers based upon air

passenger activity (airlines) or operating necessity (federal partners and concessionaires) which allocated permits will be subject to the rate approved by the Board at its March 20, 2025 meeting; and

WHEREAS, staff proposes a secondary tiered rate (“Second-Tier Rate”) for Airport employee parking permits which shall be applicable to Airport tenant and employer permits in excess of their allocated permit limit; and

WHEREAS, staff requests the Board establish a Second-Tier Rate of \$475 per permit, per month, effective July 1, 2025.

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”), is hereby authorized to establish a Second-Tier Rate of \$475.00 per month for Airport employee parking permits, which Second-Tier Rate shall apply to Airport tenants and employer permits exceeding their parking permit allocation. The Second-Tier Rate shall be effective July 1, 2025 and continue until rescinded.

All other employee parking rates will remain unchanged.

Logan Exterior Wireless Antenna and Equipment Storage Rates

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 negotiate, execute, and deliver on behalf of the Authority one or more license agreements with telecommunication providers for exterior wireless antenna and associated equipment storage sites at Boston Logan International Airport for terms of no more than five (5) years at the following rates for each site:

| | | |
|---------|----------------------------------|--------------------|
| Year 1: | October 1, 2025 – June 30, 2026: | \$230,506 per year |
| Year 2: | July 1, 2026 – June 30, 2027: | \$242,031 per year |
| Year 3: | July 1, 2027 – June 30, 2028: | \$254,132 per year |
| Year 4: | July 1, 2028 – June 30, 2029: | \$266,838 per year |
| Year 5: | July 1, 2029 – June 30, 2030: | \$280,180 per year |

Each agreement shall contain such other terms and conditions, not inconsistent with this Vote, as the Authorized Officer executing such agreement deems necessary or desirable.

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, 2025, through June 30, 2026, or until new rates are established:

Civil Air Terminal Rental Rates

| | |
|---|---------------|
| Common Use Area (Includes Utility Surcharge) | \$46.00 PSFPY |
| Concession Area | \$37.00 PSFPY |
| Office Area | \$28.00 PSFPY |

Landing Fees – Commercial and Transient Aircraft

| | |
|---------------------|-----------------------|
| 0 – 3,000 lbs. | \$12.41 Flat fee |
| 3,001 – 10,000 lbs. | \$18.61 Flat fee |
| Over 10,000 lbs. | \$3.54 per 1,000 lbs. |

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

| | |
|--------------------------|----------|
| 0 – 40 Feet Wing Span | \$28.68 |
| 41 – 55 Feet Wing Span | \$48.64 |
| 56 – 70 Feet Wing Span | \$134.69 |
| 71 – 100 Feet Wing Span | \$226.98 |
| 101 - 121 Feet Wing Span | \$304.72 |
| Over 121 Feet Wing Span | \$391.60 |

Commuter Gate Fee

| | 0 – 4 Hours | 4 – 24 Hours |
|------------------------|-------------|--------------|
| 0 – 40 Feet Wing Span | \$20.04 | \$30.06 |
| 41 – 55 Feet Wing Span | \$37.73 | \$56.59 |
| 56 – 70 Feet Wing Span | \$51.87 | \$103.75 |
| Over 70 Feet Wing Span | \$77.81 | \$155.62 |

T-Hangar Rates

| | |
|---------------|----------------------|
| A, B & C Row | \$964.00 per month |
| D, E, F Row | \$955.00 per month |
| G Row | \$2,088.00 per month |
| Storage Units | \$177.00 per month |

Tie-Down Rates

| | |
|----------------------|------------------------|
| Single Engine | |
| 1 – 10 Tie-Downs | \$177.00 per month |
| 11 – 20 Tie-Downs | \$143.00 per month |
| 21 or more Tie-Downs | \$118.00 per month |
| Twin Engine | \$210.00 per month |

Reserved Automobile Parking Fee \$83.00 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. | \$858.00 | \$488.00 |
| 30,001 – 75,000 lbs. | \$600.00 | \$488.00 |
| 15,001 – 30,000 lbs. | \$531.00 | \$488.00 |
| 8,001 – 15,000 lbs. | \$436.00 | \$401.00 |
| 0 – 8,000 lbs. | \$107.00 | \$308.00 |

Land Rates

| | |
|---------------------|---------------------------------|
| General Land Rate | \$1.79 per square foot per year |
| East Ramp Land Rate | \$3.57 per square foot per year |
| West Ramp Land Rate | \$3.78 per square foot per year |

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, 2025, through June 30, 2026, or until new rates are established:

Terminal Rental/Use Rates:

| | |
|-----------------------|--------------------------|
| General Terminal Area | \$15.91 PSFPY |
| Counter Area | \$20.74 PSFPY |
| Avio Bridge Use | \$20.74 per outbound use |

Landing Fees – Commercial and Transient Aircraft

| | |
|---------------------|-----------------------|
| 0 – 5,000 lbs. | \$0.00 |
| 5,001 – 10,000 lbs. | \$12.91 flat fee |
| Over 10,000 lbs. | \$1.42 per 1,000 lbs. |

Aircraft Parking Fees - Commercial/Transient Aircraft*

| | | |
|-------------------------|----------|-----------|
| 0-40 Feet Wing Span | \$14.20 | 5-24 hrs. |
| 41-55 Feet Wing Span | \$34.85 | 0-24 hrs. |
| 56-70 Feet Wing Span | \$52.92 | 0-24 hrs. |
| 71-100 Feet Wing Span | \$83.91 | 0-24 hrs. |
| Over 100 Feet Wing Span | \$126.50 | 0-24 hrs. |

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

T-Hangar Rates \$389.00 per month

Tie-Down Rates

| | |
|---------------|--------------------|
| Single Engine | \$81.00 per month |
| Twin Engine | \$109.00 per month |

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

Aerodrome Permits \$35.00 per sticker per year

Rental Car Charges

| | |
|------------------|-------------------------|
| Terminal Counter | \$21.97 per square foot |
|------------------|-------------------------|

| | |
|---------------------------------|-------------------------------------|
| Wash Bay | \$402.21 per month |
| Ready Car Parking | \$17.88 per space per month |
| Commercial Parking Rates | \$7.00 per day, first 24 hours free |

On items 14 through 23 Members Jacobs, Everhart, Evangelidis, O'Brien, Nucci, and Fields voted Yes.

OTHER

Commercial Paper Letter of Credit Renewal (Information)

Ms. Tenaglia presented information on Commercial Paper Letter of Credit renewal.

Annual Insurance Program (Information)

Mr. Prankevicius presented information on FY26 Annual Insurance Program.

A copy of the Assessment - Massport Risk Financing and Insurance Program is on file with the Assistant Secretary-Treasurer's Office.

Annual Independent Audit Plan for FY25 (Information)

Mr. Prankevicius presented information on Ernst & Young (EY) presenting their FY25 audit plan to the Audit & Finance Committee on June 10, 2025.

A copy of the Annual Independent Audit Plan for FY25 is on file with the Assistant Secretary-Treasurer's Office.

ASSENT AGENDA

The public session adjourned at 10:46 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides