

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON JANUARY 22, 2026 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on January 22, 2026. The following Members participated remotely pursuant to Chapter 2 of the Acts of 2025: Chair Patricia Jacobs presided, Sean O'Brien, Lewis Evangelidis, Pamela Everhart, John Nucci, Warren Fields, and Interim Secretary Phillip Eng. Richard Davey, Chief Executive Officer and Executive Director, Faye Boardman, Chief of Staff, Edward Freni, Executive Director of Aviation, Hank Shaw, Chief Security Officer, Marie Breen, Chief Legal Counsel, John Prankevicius, Director of Administration & Finance and Secretary-Treasurer, Luciana Burdi, Chief Infrastructure Officer, Jackie Glenn, Interim 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, John Raftery, Chief Marketing Officer, Christine Reardon, Director – Internal Audit, Jill Valdes Horwood, Chief Climate and Resilience Officer, Fritz Sanzone, Maritime Finance Deputy Director, Jarret Wright, Chief Information 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

Toby Sackton and Debbie Parker-Johnson stated their strong opposition and concerns regarding U.S. Immigration and Customs Enforcement (ICE) operations at Hanscom Field.

Abderrahim Zaatri, aviation service company employee and member of Local 32BJ SEIU, thanked the Board for the recent minimum wage increase for employees at Logan and spoke about the importance of his and his colleagues' work for safety, security and efficiency at Logan Airport and some of the working conditions they faced carrying out their work.

Ratification and Approval of the Minutes of the November 20, 2025 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the November 20, 2025 Board Meeting.

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

Chair's Comments

Report of the CEO

Mr. Davey presented information on the Strategic Plan timeline, on making customer satisfaction at Logan Airport a top priority, on forming a cross-functional working group to drive customer service excellence, on strengthening the use of data to deliver targeted customer improvements, on achieving in 2025 safe, clean, calming and accessible facilities, courteous staff, seamless intuitive transportation, uniquely tailored concessions, and surprise and delight activations, on achieving in 2026 and beyond, safe, clean, calming and accessible facilities, courteous staff, seamless intuitive transportation, uniquely tailored concessions, and surprise and delight activations, on FY26 financial performance through November, and on celebrating Catherine McDonald's 26 years of exceptional service.

Director of Aviation Presentation

Mr. Freni presented information on holiday travel at Logan Airport being mixed with modest growth at Christmas and a drop at Thanksgiving, on Logan Airport ending CY25 with 43.2M passengers, on JetBlue unveiling "Wicked Blue" aircraft livery, celebrating Boston, on Allegiant-Sun Country merger causing minimal impact at Logan Airport, on Worcester Regional Airport ending CY25 with more than 216K passengers, and on total operations at Hanscom Field declining by 2% in CY25.

STRATEGIC PLAN

Interim Secretary Eng left the meeting at 9:40 A.M.

HUMAN RESOURCES, DIVERSITY, AND COMPENSATION/COMMITTEE CHAIR
EVERHART

Appointment – Deputy Chief Legal Counsel, Corporate and Regulatory

Ms. Breen presented information on appointing Michelle Kalowski to Deputy Chief Legal Counsel, Corporate and Regulatory.

Upon a motion duly made and seconded, it was

VOTED:

The Authority hereby appoints Michelle Kalowski to the position of Deputy Chief Legal Counsel, Corporate and Regulatory, level 11, effective on January 26, 2026, at an annual salary within the established guidelines for that position as recommended by the Interim Chief People Officer and approved by the Chief Executive Officer. This position will report directly to Marie Breen, Chief Legal Counsel.

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

SAFETY AND SECURITY/COMMITTEE CHAIR O'BRIEN

Safety and Security Update

Mr. Shaw presented information on Massport hosting public safety training ahead of 2026 major events, on Massport hosting FIFA public safety training for the Boston Region, and Trooper Rassan Charles being commended for heroic actions.

COMMUNITY OUTREACH/COMMITTEE CHAIR NUCCI

REAL ESTATE AND STRATEGIC INITIATIVES/COMMITTEE CHAIR FIELDS

FACILITIES AND CONSTRUCTION/COMMITTEE CHAIR EVANGELIDIS

MPA A426 and A427– Massport Infrastructure Condition Assessment, Authority-wide, Revised Partial Project Budget

Ms. Burdi presented information on Massport Infrastructure Condition Assessment (MICA) benefits and impacts on Massport, on infrastructure assessments from insights to action, on MICA Phase I – 2023 Board Vote being accomplished, on building condition assessment results, on American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRE) energy audit results, on utility condition assessment results, on MICA Mini-CIP capital investments addressing findings, on Hanscom Field Terminal architectural and security upgrades, on MICA building asset list for Phase II, and on MICA Phase II expected results.

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 Massport Infrastructure Condition Assessment Project (MPA A426 and A427) subject to the following conditions: funds expended for the MPA A426 and A427 Massport Infrastructure Condition Assessment Capital Project shall not exceed \$35,000,000 (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 January 22, 2026. 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, O'Brien, Evangelidis, Everhart, Nucci, and Fields voted Yes.

MPA L1842– Snow Fence Project, Logan International Airport, East Boston, MA, Partial Project Budget

Ms. Burdi presented information on snow fences improving safety and winter operations at Logan Airport, and on installation locations being scheduled in multiple phases along Logan Airport elevated roadways.

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 Snow Fence on Elevated Roadways Structures Project (MPA L1842) subject to the following conditions: funds expended for the MPA L1842 Snow Fence on Elevated Roadways Structures Project shall not exceed \$19,000,000 (the "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 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 January 22, 2026. 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, O'Brien, Evangelidis, Everhart, Nucci, and Fields voted Yes.

Logan Airport Signage Update

Ms. Burdi presented information on challenges with existing conditions, on an international hub concept, on precedents being set with Singapore Changi International Airport and Newark Liberty Terminal A, on Logan Airport becoming the standard for terminal, garage, and roadway signage design, on existing conditions in Terminal A, on concepts 1, 2 and 3 in Terminal A, on existing conditions of Terminal B walkway, on concepts 1, 2 and 3 for Terminal B walkway, on

existing conditions at Gate B5, on concepts 1, 2 and 3 for Gate B5, on public survey locations, on public survey approach, on design options, and on next steps.

AUDIT AND FINANCE/COMMITTEE CHAIR JACOBS

Braintree, Danvers & Framingham Logan Express Facility Operations and Management Agreements

Mr. Gallagher presented information on Logan Express Facility Management Operating Agreements, and on a Board recommendation.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, on November 10, 2025, the Authority issued a Request for Proposals (“RFP”) for facility operations, including revenue collection and management services for the Braintree Logan Express (including the Quincy Employee Lot), Danvers Logan Express and Framingham Logan Express facilities; and

WHEREAS, on November 17, 2025, two (2) companies attended the RFP pre-proposal conference; and

WHEREAS, on December 12, 2025, two (2) proposals were received by the Authority, from SP Plus LLC, a Metropolis Technologies, Inc. company, (“SP Plus”), and Laz Parking Limited, LLC; and

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

WHEREAS, the Committee voted unanimously to recommend award of the contracts for facility operations and management services for Braintree Logan Express (including the Quincy Employee Lot) and Danvers Logan Express to SP Plus and a contract for Framingham Logan Express to Laz Parking Limited, LLC.

NOW THEREFORE BE IT RESOLVED AND VOTED:

The Director of Aviation and the Chief Legal Counsel or their designees are hereby authorized to negotiate, and the Chief Executive Officer and Executive Director, the Director of Administration & Finance and the Secretary-Treasurer or the Assistant Secretary-Treasurer, each acting singly (each an “Authorized Officer”), are hereby authorized to execute and deliver, on behalf of the Authority, the following:

- (1) An agreement with SP Plus LLC to provide revenue collection, facility operations and management services at Braintree Logan Express (including the Quincy Employee Lot) for an initial term of three (3) years, with two (2) one-year option years, commencing on or about April 1, 2026. The amount payable over the five-year term, including all option years, shall not exceed \$11,000,000.
- (2) An agreement with SP Plus LLC to provide revenue collection, facility operations and management services at Danvers Logan Express for an initial term of three (3) years, with two (2) one-year option years, commencing on or about April 1, 2026. The amount payable over the five-year term, including all option years, shall not exceed \$6,000,000.
- (3) An agreement with Laz Parking Limited, LLC to provide revenue collection, facility operations and management services at Framingham Logan Express (including the Flutie Pass Lot) for an initial term of three (3) years, with two (2) one-year option years, commencing on or about April 1, 2026. The amount payable over the five-year term, including all option years, shall not exceed \$11,500,000.

Each agreement shall contain such other terms and conditions consistent with this vote as the Authorized Officer executing such agreement in accordance with this vote determines necessary or desirable.

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

Flynn Cruiseport Boston Incentive Program

Mr. Sanzone presented information on Flynn Cruiseport Boston having a successful 2025 season, and continued growth is expected with the arrival of new, larger vessels, on Massport investing \$130M to modernize the Flynn Cruiseport Boston Terminal and supporting growth, on past incentive program successfully increasing passenger volume, and the proposed update building on that momentum to drive continued passenger and financial growth, and on a Board recommendation.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the cruise industry has rebounded strongly over the past three years, surpassing pre-pandemic levels by 2023 and sustaining steady growth through 2025, driven by fleet expansion, new destinations, and broader demographic demand; and

WHEREAS, this growth has intensified competition as cruise lines navigate capacity constraints, global economic pressures, and sustainability requirements. As a result, cruise lines have begun signing long-term agreements that include incentives with ports such as New York, Miami, Seattle and most recently Philadelphia; and

WHEREAS, in this environment, the Flynn Cruiseport Boston remains a critical strategic port and must maintain flexibility and cost-effectiveness to serve as a collaborative partner, supporting sustainable growth for both the cruise industry and the region; and

WHEREAS, to strengthen cruise line partnerships and achieve growth target of over 500,000 passengers, Massport seeks to enter into agreements with existing and new cruise line partners to help meet infrastructure improvement grant commitments and deliver more than \$256 million in economic benefits, including 3,000 jobs, to the Greater Boston and the Commonwealth economy; and

WHEREAS, an incentive program for cruise lines will provide the Authority with agility and flexibility to support long term strategic alignment, foster sustainable growth in its cruise operations and the financing thereof, and ensure that incentive mechanisms remain clear, equitable, and operationally effective.

NOW THEREFORE, BE IT RESOLVED AND VOTED:

To authorize and delegate to the Chief Executive Officer or his designee, to take such steps as may be necessary and appropriate to implement the Flynn Cruiseport Boston Incentive Program for the various cruise lines coming to Flynn Cruiseport Boston beginning with cruise season 2025 (i.e., January 1, 2025) and continuing through cruise season 2029 (i.e., December 31, 2029), including setting minimum annual guarantees and minimum revenue passenger floors, and to negotiate and execute agreements with cruise lines that include the incentive program provisions consistent with **Schedule A** to this Vote, and such other terms and conditions as are not inconsistent with this Vote that are deemed necessary or desirable.

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

SCHEDULE A

Flynn Cruiseport Boston Incentive Program

The Flynn Cruiseport Boston Incentive Program (“Program”) shall be offered to all existing and new cruise lines that will conduct business with the Authority at the Flynn Cruiseport Boston terminal (the “Cruiseport”).

The Program will be available for a five-year period beginning with cruise season 2025 (i.e., January 1, 2025) and continuing through cruise season 2029 (i.e., December 31, 2029) but may be structured on an annual basis during such five-year period.

To qualify for the Program, the cruise line must agree to enter into a long-term berthing agreement with the Authority. The Program is structured as a rebate program, through which the cruise line will receive an incentive in the form of a percentage rebate of the established passenger fee if the cruise line meets minimum annual guarantees (“MAG”) of passengers as set forth below. This incentive rebate shall only apply to passenger ship fees and does not include security charges and facility improvement fees required under the Cruiseport Tariff.

The **MAG Passenger Volume Incentive Threshold - Incentive Allocation Percentages** (i.e., rebate structure based on the percentage of passenger volume exceeding the Minimum) shall be as follows:

Incentive/Rebate
PAX 100%-105% of MAG = 1% PAX Cruise Fee
PAX 105%-115% of MAG = 4% PAX Cruise Fee
PAX 115%-130% of MAG = 7% PAX Cruise Fee
PAX 130%-145% of MAG = 10% PAX Cruise Fee
PAX 145%-160% of MAG = 13% PAX Cruise Fee
PAX > 160%+ of MAG = 16% PAX Cruise Fee

The Program also includes a **Minimum Revenue Passenger Floor** (“Floor”), which shall be established by the Authority for each cruise line. If actual passenger volume falls below this floor, **the cruise line must compensate Massport for the shortfall**. The penalty is calculated by multiplying the number of passengers below the floor by the total applicable Tariff fee (including passenger ship fees, security charges and facility improvement fees).

For those cruise lines that participate in the Program, the Tariff fees as set forth in the Cruiseport Tariff including, but not limited to, passenger ship fees, security charges, and facility improvement fees, may be set at rates that the Chief Executive Officer or his designee, determine to be necessary and appropriate to implement the Program during the term of the Agreement.

ASSENT AGENDA

South Boston Parking Rate Modification

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Authority owns and operates approximately 2,600 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, at its meeting on June 12, 2025, the Board approved adjustment to selected parking rate categories for the Authority’s South Boston Parking Facilities, which were effective July 1, 2026; and

WHEREAS, staff seeks to adjust the Authority’s Bulk Corporate Monthly parking rate category applicable to the South Boston Parking Facilities from a fixed monthly rate to a rate range, to more efficiently respond to interest for this parking product and which reflects current market conditions in the South Boston Waterfront, as set forth below.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

1. Effective as of February 1, 2026, the South Boston Parking Facilities Bulk Corporate Monthly parking rate shall be modified from \$300 per month to a rate of \$275-\$350 per month, as set forth in **Exhibit A** attached hereto and incorporated herein by reference.

All other categories of parking rates and charges for the South Boston Parking Facilities approved by the Board on June 12, 2025 shall remain unchanged, and together with the above-referenced modification, are reflected in **Exhibit A**.

2. 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”) are hereby authorized to take such actions not inconsistent with this Vote as may be determined necessary or desirable to effectuate this Vote.

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

EXHIBIT A

**SOUTH BOSTON PARKING FACILITIES
 PARKING RATES**

Category	Sub-Category	Rate
Monthly Parking		
	<i>Overnight Rate</i>	\$140
	<i>Fargo St Lot (applies at Fargo St Lot only)</i>	\$185
	<i>Fish Pier Tenant Seafood Industry Rate (applies to Fish Pier parking lots only)</i>	\$190
	<i>Construction worker</i>	\$310
	<i>Bulk Corporate Monthly*</i>	\$275-350
	<i>Standard Rate</i>	\$410
	<i>Reserved Monthly</i>	\$520
Hourly Parking		
	<i>0-1 Hours</i>	\$13
	<i>1-2 Hours</i>	\$24
	<i>2-3 Hours</i>	\$30
	<i>3 + Hours</i>	\$38
	<i>Over 4 Hours (Daily Max)</i>	\$42
Daily Parking		
	<i>Cruise Parking (applies to Fargo St Lot only)</i>	\$45
	<i>Early Bird</i>	\$25
	<i>Fish Pier Tenant Seafood Industry Rate (applies to Fish Pier parking lots only)</i>	\$8.50
	<i>Construction worker</i>	\$18
	<i>Pavilion Worker parking</i>	\$15
	<i>Event Parking</i>	\$70
	<i>Car Storage</i>	\$35
Other		
	<i>On-Street Parking Meters</i>	\$3.50 per hour

Rates effective July 1, 2025

** Rate effective February 1, 2026*

EXECUTIVE SESSION

Motion to Enter Executive Session

Upon a motion duly made and seconded, it was

VOTED:

That the Authority enter Executive Session to consider the purchase, exchange, lease or value of real property, since the Chair determined, with the advice of counsel, that a discussion in open session may have a detrimental effect on the negotiating position of the Authority.

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

Chair Jacobs stated that the Authority will not reconvene after Executive Session.

Public Session adjourned at 10:53 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides