

MASSACHUSETTS PORT AUTHORITY
MINUTES FOR THE REMOTE MEETING
HELD ON MAY 18, 2023 AT 9:00 A.M.

The meeting of the Members of the Massachusetts Port Authority was held on May 18, 2023. The following Members participated remotely pursuant to Chapter 2 of the Acts of 2023: Chairman Lewis G. Evangelidis, presided, Patricia A. Jacobs, Warren Q. Fields, John A. Nucci, Sean M. O'Brien, Laura Sen and Gina Fiandaca. Lisa Wieland, Chief Executive Officer and Executive Director, Reed Passafaro, Chief of Staff, John P. Prankevicius, Director of Administration and Finance and Secretary-Treasurer, Edward C. Freni, Director of Aviation, Catherine McDonald, Chief Legal Counsel, 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 9:02 A.M.

Public Comment

Mr. Alex Chatfield, resident of Lincoln, MA, stated his environmental concerns resulting from development at North Airfield, Hanscom Airfield.

Ratification and approval of the minutes of the April 13, 2023 Board Meeting

Upon a motion duly made and seconded, it was

VOTED:

To ratify and approve the minutes of the April 13, 2023 Board Meeting.

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

Chairman's Comments

Mr. Evangelidis noted the desire of the Board to have an in person meeting at the June 2023 meeting.

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 Evangelidis, Jacobs, Fields, Nucci, O'Brien, Sen, and Fiandaca voted Yes.

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

Public Session

Director of Aviation Presentation

Mr. Freni presented information on Logan Airport passenger activity levels for April 2023, on Logan Airport passenger travel over the April school vacation period (MA & NH) being 11% higher than last year and just 3% below 2019, on new international and domestic services from Boston Logan, on South Korean President Yoon Suk Yeol arriving at Logan Airport on April 27 as part of his U.S. visit; on the first Chase Sapphire Lounge in the U.S. opening at Boston Logan Airport, on Worcester Regional Airport passenger activity levels for April 2023, and on Hanscom jet activity normalizing after the COVID bump, but still exceeding pre-pandemic levels.

Director of Maritime Presentation

Mr. Morris presented information on Conley Terminal servicing 18 vessels and 10,800 containers in April, on Massport honoring Senator Nick Collins with the Maritime Champion Award at the 2023 Cruise Season Kick Off, and on Flynn Cruiseport Boston welcoming seven cruise ships through April 2023.

Report of the CEO

Ms. Wieland, noting a number of other topics to be covered, deferred portions of the CEO report until the end of the meeting, time permitting, and congratulated Luciana Burdi, Director of Capital Programs, on receiving the Industry Innovation Award from the Construction Institute.

Sumner Tunnel Update

Ms. Wieland presented information on industry analysts predicting on Logan and nationally, the busiest summer for air travel since 2019, and on the Sumner Tunnel creating additional challenges.

Mr. Barrera presented information on the Sumner Tunnel closure significantly disrupting Logan Airport traffic patterns, on Massport working in partnership with MassDOT, MBTA, and other stakeholders to plan for and mitigate impacts, on MassDOT developing a mitigation strategy to support mode shift goals, on Massport collaborating with MassDOT on mitigation and mode shift goals, on Massport drawing on experience from 36 weekend closures to date to develop additional traffic mitigation measures for the airport campus, and on Massport reinforcing MassDOT messaging and heavily promoting HOV use throughout the summer.

STRATEGIC PLAN

Website Redesign Update

Mr. Chen presented information on the driving reasons for Massport's website redesign, and on a progress update on the website redesign.

Mr. Raftery presented information on the new Massport.com including a homepage concept, on component layout examples, and on next steps.

Braintree Logan Express Quincy Overflow Parking Area License Amendment

Mr. Gallagher presented information on the Quincy Employee Lot/Braintree Logan Express (LEX) parking overflow site.

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, the Braintree Logan Express Facility operates at 262 Forbes Road, Braintree with approximately 1,800 parking spaces, and has often exceeded capacity during CY2022 peak holiday and summer periods; and

WHEREAS, due to Braintree Logan Express capacity limits, staff undertook a review of potential alternative parking sites and properties in the area to alleviate then-current needs and future demands; and

WHEREAS, on September 22, 2022, the Board authorized staff to enter into a license agreement (the "Agreement") with DST Asset Manager Solutions, Inc. ("DST"), the ground tenant of 2000 Crown Colony Office Park, Quincy (the "Site"), and its landlord, the Flatley Management Company, to use a portion of the Site to support Braintree Logan Express operations; and

WHEREAS, staff has recently approached DST and inquired about obtaining an additional 150 parking spaces for additional employee parking at the Site; and

WHEREAS, staff seeks authorization to negotiate, execute and deliver an amendment to the Agreement with DST on terms consistent with the terms contained in this Vote for such additional parking.

NOW, THEREFORE, BE IT RESOLVED AND VOTED THAT:

1. The Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer, or Assistant Secretary-Treasurer, each acting singly, (each, an “Authorized Officer”) are each hereby authorized to negotiate, execute, and deliver, on behalf of the Authority, an amendment to the Agreement with DST effective on or about June 1, 2023 for an additional 150 parking spaces at an additional annual license fee of approximately \$171,500, upon such other terms and conditions not inconsistent with this Vote as the Authorized Officer executing such amendment may determine are necessary or desirable.

2. Each Authorized Officer is further authorized to execute on behalf of the Authority any and all other related documents, certificates or instruments, and to take any other actions deemed necessary or desirable to effectuate the execution and delivery of an amendment to the Agreement with DST, provided all such documents, certificates, instruments or actions are substantially consistent with this Vote. Such documents, certificates or instruments shall contain such other terms and conditions not inconsistent with this Vote as the Authorized Officer executing such documents, certificates or instruments may determine are necessary or desirable.

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

SAFETY AND SECURITY/COMMITTEE CHAIR O’BRIEN

HUMAN RESOURCES, DIVERSITY, AND COMPENSATION/COMMITTEE CHAIR
JACOBS

Diversifying the Talent Pipeline

Ms. Grier-Brown presented information on Massport hosting the 2023 Aviation and Maritime STEM Expo for students from the Greater Boston area.

Ms. Amado presented information on Massport recently welcoming the 2023 Pathways Pathway interns from UMass Boston as part of Massport’s initiative to build a diverse pipeline, and on an update on Bridgewater State University Pathways Program interns.

COMMUNITY OUTREACH/COMMITTEE CHAIR NUCCI

CAC Update

Ms. Coppola presented information on the Massport CAC recent General Meeting, and on Runway 15R-33L Runway Rehabilitation community outreach.

REAL ESTATE AND STRATEGIC INITIATIVES/COMMITTEE CHAIR FIELDS

Oxford Pappas Letter of Intent

Mr. Hargens presented information on Oxford-Pappas (OxP) leasehold and existing uses in a South Boston context, and on OxP submitting a “Letter of Intent” (LOI) to BPDA (The Boston Planning & Development Agency) for redevelopment of 8 acres in South Boston.

AUDIT AND FINANCE/COMMITTEE CHAIR SEN

FACILITIES AND CONSTRUCTION/COMMITTEE CHAIR JACOBS

ASSENT AGENDA

MPA AP2303-C1 – Fire Alarm Testing, Maintenance and Repair Services Contract, Authority-Wide

Upon a motion duly made and seconded, it was

VOTED:

To authorize the Chief Executive Officer and Executive Director, Director of Administration & Finance and Secretary-Treasurer or Assistant Secretary-Treasurer, each acting singly (each, an “Authorized Officer”), to execute on behalf of the Authority an agreement for MPA AP2303-C1 – Fire Alarm Testing, Maintenance and Repair Services Authority-wide with Johnson Controls Fire Protection LP in the not-to-exceed amount of \$7,280,043.32. The agreement shall be for a three year period and shall contain such other terms and conditions as the person executing said agreement in accordance with this vote deems necessary or desirable.

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

TACA International Airlines Operating 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 on behalf of the Authority, conditional upon receipt of all required documentation, an agreement with TACA International Airlines, S.A. a/k/a TACA International Airlines S.A., Inc. (“TACA”) or to take such other action as may be deemed appropriate to allow TACA to conduct operations at Boston Logan International Airport. TACA will pay all applicable fees established by the Authority for use of airport premises, including, but not restricted to, landing fees, parking fees, rental charges for terminal or other space at Boston Logan International Airport, and such other charges and fees as the Authority has established or may establish from time to time. Before the agreement is executed, or TACA is otherwise authorized to commence operations, TACA shall have valid and current certifications and authorizations from all state, federal and other governmental regulatory bodies for the aircraft used and the aircraft operation conducted, and the operating agreement shall be subject to cancellation or termination by the Authority. The agreement shall contain such other terms and conditions as the Authorized Officer executing said agreement in accordance with this vote deems necessary or desirable.

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

Logan Airport Building Cleaning Services Six Month Contract Extension

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 C&W Facility Services Inc. contract for building cleaning services at Boston Logan International Airport extending the term of the contract by six months through March 31, 2024. The not to exceed amount for the six month extension shall be \$9,134,853.88, resulting in a new not to exceed contract amount of \$85,561,713.94. The amendment shall contain such other terms and conditions as the Authorized Officer executing the amendment in accordance with this vote deems necessary or desirable.

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

Common Use Terminal Equipment (CUTE) System Contract

Upon a motion duly made and seconded, it was

VOTED:

WHEREAS, SITA Information Networking Computing USA, Inc. (“SITA”) provides a shared service that provides ticketing, check-in, baggage, and boarding workstations as well as self-service kiosks for airlines operating in Terminal E, known as Common Use Terminal Equipment (“CUTE”); and

WHEREAS, the system software is compatible with all airline reservation and ticketing systems allowing any airline to access its own proprietary system from any SITA workstation; and

WHEREAS, the CUTE system is important to both the Authority and the airlines because it provides flexibility of terminal operation and maximizes the use of the equipment by allowing more than one airline to use the same equipment when their scheduled operations require it; and

WHEREAS, under the proposed support services agreement SITA will continue to provide onsite support, twenty hours per day, aligned with the operations of the terminal, seven days per week.

NOW, THEREFORE, BE IT RESOLVED AND 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 an agreement with SITA for support of the CUTE system, in the not-to-exceed amount of \$8,394,296 for a five-year period. The agreement shall contain such other terms and conditions as the Authorized Officer executing such agreement, in accordance with this Vote, deems necessary or desirable.

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

The public session adjourned at 11:41 A.M.

Ann Buckley
Assistant Secretary-Treasurer

List of Documents and Other Exhibits Used in Public Session

1. Board Book
2. PowerPoint Presentation Slides