

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
November 20, 2025

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority (“MCCA” or “Authority”) took place at approximately 9:30 a.m. on November 20, 2025 via Microsoft Teams dial-in: 1-857-702-2232 - Phone Conference ID: 164 187 969#

Committee members in attendance were Meg Mainzer-Cohen, Michael Flaherty, Chris Pappas and Xiomara Albán DeLobato

Staff members in attendance included: John Donahue, Robert Noonan, Indrit Metaj, Ankur Channe, Mark O’Leary, Paul Duffley, Ed Bryan, Brian Hayes and Jeannemarie Joyce

I. ROLL CALL

The meeting was called to order at 9:30 a.m., Chair Mainzer-Cohen confirmed there was a quorum for the meeting with a Roll-Call Vote.

Roll-Call Vote:

Michael Flaherty	Present
Xiomara Albán DeLobato	No Answer ¹
Chris Pappas	Present
Meg Mainzer-Cohen	Present

II. APPROVAL OF THE MINUTES

Upon motion duly made and seconded, the minutes of the October 23, 2025 meeting were approved with a Roll-Call Vote.

Roll-Call Vote:

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

¹ Xiomara Albán DeLobato joined at 9:34 a.m.

I. LOW-SLOPED MEMBRANCE ROOF REPLACEMENT

John Donahue, Chief of Operations presented the comprehensive plan for the low-sloped membrane roof replacement, detailing the project's history, technical challenges, sustainability goals, procurement process, and the selection of HJ Russell as the contractor.

VOTE: The Development & Construction Committee of the Massachusetts Convention Center Authority recommends that the full Board to adopt the following vote:

VOTE: The Massachusetts Convention Center Authority authorizes the Chief Executive Officer or his designee to execute a construction contract with H.J. Russell for the Mechanical Roof Replacement (R09) in the amount of Twenty Million Five Hundred Fifty Thousand Dollars (\$20,000,000.00) per construction plans and specifications plans and specifications documents dated September 4, 2025.

Upon a motion duly made and seconded the committee voted as follows:

Roll-Call Vote:

Xiomara Albán DeLobato	Yes
Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

II. JUNIPER SUPPORT MAINTENANCE AGREEMENT

Robert Noonan, Chief Information Security Officer and Brian Hayes, Director of Technical support, presented the annual Juniper network support maintenance renewal. They detailed the procurement process, cost savings, technical coverage, and the selection of WorldCom Exchange as the vendor.

VOTE: The Development & Construction Committee of the Massachusetts Convention Center Authority recommends that the full Board to adopt the following vote:

VOTE: The Massachusetts Convention Center Authority hereby authorizes the Chief Executive Officer as Designee to enter into a contract for the services of WorldCom Exchange, Inc. (WEI) to support MCCA network equipment in an amount not to exceed \$289,852.32.

Upon a motion duly made and seconded the committee voted as follows:

Roll-Call Vote:

Xiomara Albán DeLobato	Yes
Chris Pappas	Yes
Michael Flaherty	Yes
Meg Mainzer-Cohen	Yes

III. Old Business

There was no old business.

IV. New Business

There was no new business.

VII. ADJOURNMENT

Upon a motion duly made and seconded, a Roll-Call vote to adjourn the meeting was conducted.

Roll-Call Vote:

Xiomara Albán DeLobato	Yes
Chris Pappas	Yes
Michael Flaherty	Yes
Meg Mainzer-Cohen	Yes

The meeting adjourned at 9:47 a.m.