

MASSACHUSETTS CONVENTION CENTER AUTHORITY

Thursday, June 18, 2026

10:00 A.M. to 12:00 P.M.

John B. Hynes Veterans Memorial Convention Center

900 Boylston Street

Boston, MA 02115

Room 200

A meeting of the Board of Directors of the Massachusetts Convention Center Authority (“Authority”) was convened at approximately 10:04 a.m. on June 18, 2026, at the John B. Hynes Veterans Memorial Convention Center (“Hynes”), 900 Boylston Street, Boston, MA and via MICROSOFT TEAMS MEETING OR JOIN BY TELEPHONE: DIAL-IN NUMBER 1-857-702-2232; CONFERENCE ID: 971 778 940#.

Members in attendance at the Hynes or via MICROSOFT TEAMS were the following: Emme Handy, Dr. Aisha Miller, Cindy Brown, Sheena Collier, Michael Flaherty, Ashley Groffenberger, Meg Mainzer-Cohen, Chris Pappas, Gwill York

Staff members in attendance at the Hynes or MICROSOFT TEAMS include: John Barros, Joyce Linehan, Diane DiAntonio, Ashley Carvalho, Dave Silk, John Donahue, Bradley McMillin, John Towle, Lennie De Souza, Yvonne Ortiz, Sorraia Tavares, Claudia Russell, Brian Hayes, Allen Proctor, Erin Anderson, Rob Chojnowski, Van Cakuli, Patrick Bowden, Jean Shirley and Jeannemarie Joyce

Others in attendance include: Kate Fox, Massachusetts Office of Travel and Tourism; Eitan Adler, Deloitte; and Krista Zalatores, Deloitte.

I. ROLL CALL

The meeting was called to order at 10:04 a.m., and Chair Handy confirmed a quorum with a roll-call vote.

Roll Call

Emme Handy	Present
Khushbu Webber	No Answer
Dr. Aisha Miller	No Answer ¹
Cindy Brown	Present
Sheena Collier	Present
Michael Flaherty	Present
Ashley Groffenberger	Present
Meg Mainzer-Cohen	Present
Chris Pappas	Present
Gwill York	Present

II. REVIEW AND ADOPTION OF THE MINUTES

¹ Dr. Miller later joined the meeting.

Upon a motion duly made and seconded, the Board Meeting and Executive Session Minutes of May 21, 2026 and Executive Session Minutes of October 23, 2025 were approved by a roll-call vote.

Roll Call

Emme Handy	Yes
Cindy Brown	Yes
Michael Flaherty	Yes
Sheena Collier	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes

III. EXECUTIVE DIRECTOR UPDATE

John Barros, Interim Executive Director, provided updates on the launch and success of the Boston Fan Zone at Lawn on D, highlighting high attendance at FIFA World Cup watch parties and collaboration with partners such as Rebel Restaurants and local officials.

Mr. Barros reported that the Lawn on D opened for the season featuring an updated and reconfigured space called The Grove. The Grove includes cabanas, a giant LED screen, and enhanced food and beverage offerings through Rebel Restaurants. Local residents, neighbors, and elected officials were invited to soft openings, and the events provided opportunities for community building.

The 13th season of the Lawn on D opened with Boston Chilling, a music and entertainment festival presented by Rebel Restaurants and Harpoon. The event was a tremendous success and generated the highest food and beverage revenue in a single day in Lawn on D history.

In early June, the MCCA kicked off the Boston Fan Zone, a family-friendly destination for watching World Cup games. The MCCA was honored to have Governor Maura Healey, Mayor Michelle Wu, Senator Nicks Collins and Representative David Biele at the opening.

The MCEC Haiti vs. Scotland watch party on June 13, 2026 drew over 3,700 guests inside the ballroom and 9,200 attendees at Lawn on D. The Landing at the MassMutual Center also hosted 1,400 attendees for this game, with no major incidents reported. Mr. Barros recognized the contributions of MCCA personnel, as well as support from Kate Fox (Massachusetts Office of Travel and Tourism) and the Governor's office, for ensuring successful and safe events.

Mr. Barros also announced the launch of the Eastie Ride program, providing free ferry passes for eligible East Boston residents, funded by a state grant and supported by the Boston Harbor Water Transportation Trust Fund.

Mr. Barros ended his remarks by wishing everyone a Happy Juneteenth, noting that it is an important day in our nation's history to reflect on the continued pursuit of freedom, equity, and opportunity for all.

IV. MASSACHUSETTS OFFICE OF TRAVEL AND TOURISM: SUMMER 2026 UPDATE

Kate Fox, Executive Director of the Massachusetts Office of Travel and Tourism (“MOTT”), presented a comprehensive update on tourism initiatives, including FIFA World Cup activities, the MA250 campaign, economic impact data, and marketing strategies. Board members engaged in discussion regarding event impacts and demographic trends.

Ms. Fox explained that \$12 million has been invested statewide to prepare for FIFA World Cup 2026. Seventeen regional watch parties and fan festivals were funded across Massachusetts.

The MA250 campaign, launched in 2024, features over 1,000 event listings, partnerships with organizations like the Boston Symphony Orchestra, and major events such as the July 4th Fireworks Spectacular and Sail Boston, with significant expected attendance.

Tourism generated \$24.2 billion in spending and \$2.3 billion in state and local taxes in 2024, supporting 155,000 jobs, with ongoing efforts to monitor and adapt to trends in visitor demographics and spending.

MOTT employs targeted domestic and international marketing strategies, including partnerships with Expedia, Google, and TripAdvisor, and adapts campaigns for events like World Cup and Sail Boston.

V. STRATEGIC PLAN – UPDATE

John Barros explained that the Strategic Plan Update would involve three parts: first, a presentation from Deloitte regarding their findings pertaining to the strategic plan process; second, a presentation regarding land assembly; and third, a discussion about the public engagement process.

Eitan Adler of Deloitte, presented findings from the strategic planning process, including industry trends, MCCA's competitive positioning, and recommendations for future facility and event strategies, with active Board discussion on flexibility and economic impact.

Mr. Adler explained that most convention centers operate at an intentional operating loss, with the focus on broader economic impact, and highlighted industry trends such as demand for flexible, tech-enabled spaces and sustainability.

The MCCA has seen growth in professional and corporate events, while healthcare and life sciences events have fluctuated. The Board discussed the need to track and optimize events with higher economic impact.

Competitors like Las Vegas and San Diego have invested in hybrid and reconfigurable spaces, prompting discussion on how MCCA facilities might adapt, including potential for rooftop spaces and lab facilities.

John Donahue, Chief of Facilities and Capital Projects, talked about strategic plan land assembly. Per the Land Assembly Vote taken and approved by the Board at the May 21, 2026 meeting, the Authority has begun the necessary steps of drafting a Request for Qualifications (RFQ) for Brokerage Services. A Request for Proposals (RFP) from the Qualified applicants will follow.

Mr. Donahue explained the selected firm will work with the Authority's senior leadership team to familiarize itself with the Authority's current facilities and holdings as well as their utilization. The selected firm will provide site and market analyses for best use and operational efficiency for both the current inventory and potential future land acquisitions. The analysis will include financial analysis to provide direction for matters such as: lease versus purchase; consolidation possibilities; change of use; space utilization; and construction possibilities. The intent is to have the firm selected by September 2026 for a three-year on-call term with services payable upon rendering.

Mr. Barros outlined plans to launch a key stakeholder advisory committee. The advisory committee would likely be comprised of approximately twenty-five members, with representatives spanning six stakeholder sectors: business; civic & neighborhood; government partners; labor and economic activity; hotelier; and tourism and hospitality. Mr. Barros emphasized that this would be a two-way communication in which the Authority shares findings from its strategic planning work and stakeholders provide input regarding their priorities. The advisory committee effort is intended to run primarily over the next six months, culminating in a strategic plan and filing of a convention bond bill for expansion by January 2027. The process will then shift from strategic planning into detailed facility master planning

VI. REPORT OF THE EXECUTIVE COMMITTEE

1. Board Retreat – Training Update

The Board discussed plans for the July 16th, 2026 retreat in Springfield, including scheduling, transportation, and the importance of confirming attendance to ensure effective planning. Members were asked to confirm their attendance, transportation needs, and dinner plans for the Springfield retreat.

VII. REPORT OF THE DEVELOPMENT AND CONSTRUCTION COMMITTEE

1. MCEC North Ramp Drain & Expansion Joint Repair

John Donahue presented. Mr. Donahue explained that the existing drains are original to the building and have exceeded their service life. They have deteriorated due to weather, snow removal and routine use over the twenty-two years.

The system no longer performs reliably and allows water to enter occupied spaces. Design-phase water testing confirmed the need for replacement and repair. The project scope includes the demolishing of concrete slabs, drains and expansion joints. New concrete aprons, subsurface drains and access structures will be installed. Concrete surfaces will be sealed, and flood testing will be performed to verify performance. The project is expected to be completed before winter 2026.

The project was advertised and bid under the terms of M.G.L. c. 149. Three qualified bidders submitted bids. The lowest responsible and eligible bidder was Contracting Specialist, Inc. at \$495,210.00.

RECOMMENDED MOTION

The Massachusetts Convention Center Authority Development and Construction Committee recommended that the Board of Directors vote to authorize the Interim Executive Director or his designee to execute and deliver on behalf of the Authority a construction contract with Contracting Specialists Inc. for the North Ramp Drain & Expansion Joint Repair (T21) project in the amount of Four Hundred Ninety-Five Thousand Two Hundred and Ten Dollars (\$495,210.00), per construction plans specifications documents dated May 20, 2026.

Upon a motion duly made and seconded, the Board approved this motion by a roll-call vote.

Roll Call

Emme Handy	Yes
Dr. Aisha Miller	Yes
Cindy Brown	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainze-Cohen	Yes
Chris Pappas	Yes

2. Construction Management at-Risk Services for Hynes Phase 2 Compliance Aesthetic Improvements Project

John Donahue presented. He explained that the Authority would like to procure the Hynes Phase 2 Aesthetics & Improvements Project by utilizing the Construction Manager at-Risk Delivery Method, consistent with M.G.L. c. 149A.

The Hynes Phase 2 project includes aesthetic improvements to meeting rooms and public areas, including: room finishes, carpet, wall coverings, card access and lighting. The project also includes fire and life safety upgrades, aiming for completion by 2030.

Mr. Donahue explained the Construction Manager at-Risk (“CM at-Risk”) is a delivery method which entails commitment by the selected Construction Manager (“CM”) to deliver the project with a guaranteed maximum price (“GMP”) based on the construction documents and specifications. The MCCA previously pursued this delivery method for the Hynes/MTA Tunnel Ceiling Removal & Replacement Project in 2012, the Hynes MEP Project in 2018, the New Springfield Parking Garage Project in 2022, the Hynes Air Handling Units and Switchgears Upgrades in 2023, and the Hynes Deferred Maintenance and Code Upgrades Project in 2024.

The CM at-Risk provides professional services and acts as a consultant to the Authority in the design development and construction phases of the project. The CM must manage and control construction costs and not exceed the agreed upon GMP.

The following criteria must be met in order to proceed with the CM at-Risk delivery method pursuant to M.G.L. c. 149A: the project must have an estimated cost of over \$5 million; the Authority must have an Owner's Project Manager; the Authority must procure a designer; the Authority must receive authorization by the MCCA Board of Directors to enter into a CM at-Risk Contract; and the Commonwealth of Massachusetts Office of the Inspector General must approve the contract.

RECOMMENDED MOTION

The Massachusetts Convention Center Authority Development and Construction Committee recommended that the Board of Directors vote to authorize the Interim Executive Director or his designee to execute and deliver on behalf of the Authority the Construction Management at-Risk Services Application for approval to the Office of the Inspector General of the Commonwealth of Massachusetts, for the Construction Management at-Risk Services for the Hynes Phase 2 Compliance and Aesthetics Improvement Project.

Upon a motion duly made and seconded, the Board approved this motion by a roll-call vote.

Roll Call

Emme Handy	Yes
Dr. Aisha Miller	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes

VIII. REPORT OF THE ADMINISTRATION, FINANCE & PERSONNEL COMMITTEE

1. Fiscal Year 2027 Operating Budget

Bradley McMillin, Chief Financial Officer, presented a proposed FY27 balanced budget featuring \$81.6 million in operating revenue and \$109.7 million in total revenue and expenses. The budget incorporates staffing investments, collective bargaining impacts, technology initiatives, public safety capacity, and operational efficiencies.

The FY27 budget projects \$81.6 million in operating revenue, based on a conservative estimate of 133 contracted events, with an improved mix yielding higher revenue per event and additional uncontracted events not included in the forecast.

Milt Herbert, Executive Director, Boston Convention Marketing Center, and Mr. McMillin explained that while contracted event counts are lower, revenue is expected to remain strong due to a higher-value event mix, including 15 full-building events in FY27 versus nine in FY25.

Operating expenses are budgeted at \$109.7 million, with the largest increases in compensation due to headcount, collective bargaining agreements, and cost of living adjustments, as well as investments in public safety and marketing.

Savings were achieved through reduced outsourced legal expenses, implementation of a new payment system to lower credit card fees, and targeted reductions in utilities.

The FY27 events are estimated to generate \$1.4 billion in economic impact, support over 6,500 jobs, and produce 500,000 room nights, representing a 35% increase from the COVID recovery period.

RECOMMENDED MOTION

The Massachusetts Convention Center Authority Administration, Finance and Personnel Committee recommended that the Board of Directors vote to adopt and approve the Operating Budget for Fiscal Year 2027, considered this day, providing for an operating budget of \$109,695,953, and authorize the expenditures of the operating budget.

Upon a motion duly made and seconded, the Board approved this motion by a roll-call vote.

Roll Call

Emme Handy	Yes
Dr. Aisha Miller	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Flaherty	No Answer
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

There was no new business.

XI. ADJOURNMENT

A motion duly made and seconded, the Committee voted unanimously by roll call to adjourn the meeting.

Roll Call

Emme Handy	Yes
Dr. Aisha Miller	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Gwill York	Yes

The meeting was adjourned at 11:55 a.m.