

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
February 12, 2026
Menino Convention & Exhibition Center
415 Summer Street
Boston, MA 02210
Board Room

A meeting of the Massachusetts Convention Center Authority (“Authority”) was convened on February 12, 2026, at 10:01 a.m. at the Menino Convention and Exhibition Center (“MCEC”), 415 Summer Street, Boston, MA and via MICROSOFT TEAMS MEETING OR JOIN BY TELEPHONE: DIAL-IN NUMBER 1-857-702-2232; CONFERENCE ID: 714029803#.

Members in attendance at the BCEC or via MICROSOFT TEAMS were the following: Emme Handy, Khushbu Webber, Dr. Aisha Miller, Carlos Aramayo, Cindy Brown, Sheena Collier, Michael Donovan, Michael Flaherty, Meg Mainzer-Cohen, Ashley Groffenberger, Chris Pappas, Gwill York, and Xiomara Albán DeLobato

Staff members in attendance at the BCEC or via MICROSOFT TEAMS include the following: John Barros, Diane DiAntonio, John Donahue, Dave Silk, Rob Noonan, John Towle, Milt Herbert, Alain Mathieu, Claudia Russell, Lennie De Souza, Christopher Raposa, Ankur Channe, Daunielle Brown, Sorraia Tavares, Mark O’Leary, Thomas Rowan, Shannon Smith, Brendan Flynn, Erin Anderson, and Jeannemarie Joyce

I. ROLL CALL

Chair Emme Handy called the meeting to order at 10:01 a.m. and a quorum was established by a roll call.

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

¹ Xiomara Albán DeLobato arrived at 10:02 a.m. Dr. Aisha Miller arrived at 10:06 a.m.

II. REVIEW AND ADOPTION MINUTES OF JANUARY 15, 2026

Upon motion duly made and seconded, the minutes of the January 15, 2026 Board Meeting were unanimously approved by roll-call vote.

Roll Call

Emme Handy	Yes
Khushbu Webber	Yes
Carlos Aramayo	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Donovan	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Gwill York	No answer
Xiomara Albán DeLobato	Yes

III. INTERIM EXECUTIVE DIRECTOR'S UPDATE

John Barros, the Interim Executive Director, provided a comprehensive update on recent staff engagement, media outreach, ongoing investigations, and upcoming events. Mr. Barros described hosting a town hall-style meet and greet for all staff, emphasizing open and honest dialogue about concerns and ideas for moving forward, and thanked team members for their support in onboarding and sharing institutional knowledge. He acknowledged the operations and event teams for managing large-scale events and snowstorms, specifically mentioning the successful hosting of the Yankee Dental Conference and upcoming events such as the Society for Laboratory Automation and Screening and Alpha Kappa Alpha Sorority. Mr. Barros announced the transition of general counsel responsibilities from Kevin Scanlon to Alain Mathieu of Prince Lobel, who will serve as Interim General Counsel.

IV. MASSMUTUAL CENTER FEBRUARY BOARD PRESENTATION

Sean Dolan, General Manager, MassMutual Center, and James Boucher, Director of Sales, MassMutual Center, provided a detailed report on the MassMutual Center's January activities, operational challenges, sales performance, and upcoming events, with board members discussing the center's growth potential and community impact. The team hosted 24 event days in January, including monster trucks, hockey games, and the Martin Luther King Day celebration, with staff maintaining operations during a major snowstorm and ensuring safety and continuity. January saw record food and beverage sales, with \$950,000 in revenue, and strong performance in both the arena and convention center, including significant bookings and client engagement. Sales staff attended trade shows to generate

Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Gwill York	Yes
Xiomara Albán DeLobato	Yes

2. MCCA Board Retreat in April 2026

The committee discussed the idea of holding a Board retreat at the MassMutual Center focusing on Board development, training, and team-building activities. The retreat will likely be held in April or May. MCCA staff to coordinate with Board members regarding their availability.

IX. REPORT OF THE ADMINISTRATION, FINANCE & PERSONNEL COMMITTEE

1. December 2025 YTD and MTD Financial Update

Bradley McMillin, Chief Financial Officer, presented. Hynes revenue decreased from the budget by \$1.5 million primarily as a result of food and beverage (-\$1.0M) and convention center rent (-\$0.5M). MCEC revenue decreased from the budget by \$0.6M primarily as a result of convention center rent (-\$0.2M), water ferry services (+0.2M) and parking revenue (-0.5M). MassMutual Center revenue decreased from the budget by \$0.5M primarily as a result of hosting one less Thunderbirds game than budgeted, one less professional sports game than budgeted, and one less concert than budgeted. The Lawn on D, Boston Common Garage and Springfield Civic Center Garage revenue are materially on budget.

Hynes expenses decreased \$1.0M from the budget proportionately to revenue primarily due to utilities (+0.2M), cleaning (+0.1M), rubbish removal (+0.1M) due to the partial maintenance shutdown and compensation (+0.5M) due to headcount. MassMutual Center and Springfield Garage expenses decreased from the budget (+0.2M) and (+0.2M) comprised of compensation (+0.1M) and utilities (+0.1M) primarily due to timing. MCEC expenses increased from the budget \$1.0M primarily due to compensation (-0.9M) caused by overtime and higher benefits expenses. Central Administration expenses increased from the budget (-1.1M) primarily due to compensation and benefits (\$-0.5M) from the timing of hiring and severance expenses but was offset by Sales and Marketing (+\$1.0M) due to fewer contracted third-party services.

2. Financial Update

Mr. McMillin provided a presentation on the December 2025 year-to-date financial updates and finance project updates. He discussed the financial results, revenue, and expenses, highlighting the impact of the Hynes reopening and the progress on financial projects.

3. FY 2027 Budget Schedule

Thomas Rowan, Director, Financial Planning & Analysis, presented the FY27 budget schedule, outlining the timeline and process for budget development. He mentioned the use of Questica software and the salary benchmarking project. The FY27 budget schedule began with preliminary revenue estimates in January 2026, with templates due back from budget owners by March 11, 2026. A first draft will be presented to the board on April 16, 2026 and the final approval for the budget is scheduled for June 18, 2026.

4. MCCA Revenue Generated Obsolete and Surplus Items December 2025 YTD

Brendan Flynn, Director of Procurement, discussed the MCCA procurement auction surplus property initiative. He highlighted the financial value generated from auctioning obsolete equipment and the community impact through donations. Since 2017, the procurement team has auctioned obsolete equipment across four campuses, ensuring compliance with state policies and maximizing value recovery through public auctions if no internal need exists. The initiative has conducted 93 auctions since inception, generating \$662,000 in revenue, with 16 auctions and \$32,000 in revenue in FY25.

5. Boston Common Garage & Lot on D Operator Contract

Shannon Smith, Director of Transportation, presented. Propark was selected based on best value after review of multiple criteria, including relevant operating experience, maintenance, security plans, supplier diversity, cost, marketing plan and customer service. Propark had the lowest total proposed cost.

VOTE: The Massachusetts Convention Center Authority hereby authorizes the Interim Executive Director to enter into a contract with Propark, Inc. for a term of 3 years with 2 one-year options for the management of the Boston Common Garage and the Lot on D.

Upon a motion duly made and seconded the vote was approved by a roll-call vote.

Roll Call

Emme Handy	Yes
Khushbu Webber	Yes
Dr. Aisha Miller	Yes
Carlos Aramayo	Yes
Gwill York	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Donovan	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Xiomara Albán DeLobato	Yes

X. OLD BUSINESS

There was no old business.

XI. NEW BUSINESS

There was no new business.

XII. ADJOURNMENT

A motion duly made and seconded, the meeting was adjourned by a unanimous roll call vote at 12:08 p.m.

Roll Call:

Emme Handy	Yes
Khushbu Webber	Yes
Dr. Aisha Miller	Yes
Carlos Aramayo	Yes
Cindy Brown	Yes
Sheena Collier	Yes
Michael Donovan	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	No Answer
Gwill York	Yes
Xiomara Albán DeLobato	Yes