MINUTES OF THE MEETING
of the Board of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
May 21, 2026
Menino Convention & Exhibition Center
415 Summer Street
Boston, MA 02210
Board Room

A meeting of the Massachusetts Convention Center Authority ("Authority") Board was convened on May 21, 2026, at approximately 10:26 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: 959 977 433#.

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

Staff members in attendance at the MCEC or via MICROSOFT TEAMS include the following: John Barros, Joyce Linehan, Diane DiAntonio, Ashley Carvalho, Alain Mathieu, Dave Silk, John Donahue, Bradley McMillin, Milt Herbert, John Towle, Lennie De Souza, Celina Barrios-Millner, Yvonne Ortiz, Sorraia Tavares, Erin Anderson, Patrick Bowden, Vanjol Cakuli, Allen Proctor, Rob Chojnowski, Mark O'Leary, Jean Shirley and Jeannemarie Joyce

I. <u>ROLL CALL</u>

Chair Emme Handy called the meeting to order at 10:26 a.m. and a quorum was established by a roll call.

Roll Call

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

[1] Sheena Collier later joined the meeting

II. <u>REVIEW AND ADOPTION OF THE MINUTES OF BOARD MEETING AND EXECUTIVE SESSION MINUTES OF APRIL 16, 2026, EXECUTIVE SESSION MINUTES OF FEBRUARY 12, 2026 AND EXECUTIVE SESSION MINUTES OF MARCH 19, 2026</u>

Upon motion duly made and seconded, the minutes of the April 16, 2026 Board Meeting were unanimously approved by roll-call vote.

Roll Call

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

Upon motion duly made and seconded, the Executive Session minutes of the April 16, 2026 Board Meeting were unanimously approved by roll-call vote.

Roll Call

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

Upon motion duly made and seconded, the Executive Session minutes of the February 12, 2026 Board Meeting were unanimously approved by roll-call vote.

Roll Call

Emme Handy	Yes

Khushbu Webber	Yes
Dr. Aisha Miller	Yes
Carlos Aramayo	Yes
Cindy Brown	Yes
Michael Donovan	Yes
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Gwill York	Yes

Upon motion duly made and seconded, the Executive Session minutes of the March 19, 2026 Board Meeting were unanimously approved by roll-call vote.

Roll Call

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

III. EXECUTIVE DIRECTOR'S UPDATE

John Barros, Interim Executive Director, welcomed Ashley Cavalho as the new General Counsel and thanked Alain Mathieu for his interim service, noting Ms. Cavalho's quick and effective onboarding.

Mr. Barros described hosting the Democratic National Committee for a site visit, positioning Boston as one of five finalists for the 2028 National Democratic event. The visit included a press conference with state and city leaders, walkthroughs at TD Garden, and positive feedback from attendees.

Mr. Barros reported that the MCCA is preparing for a busy summer, including Massachusetts 250, Sail Boston, July 4th celebrations, and upgrades to the Lawn on D to accommodate increased attendance. Mr. Barros also noted that plans are underway for World Cup watch parties and potential fan walks, coordinating with city officials, community stakeholders, and security. The city may use the MCCA as a gathering point for fan groups, with registration and permits required.

Mr. Barros participated in a WGBH taping to promote MCCA's work and economic impact, emphasizing public awareness.

IV. REPORT OF THE EXECUTIVE COMMITTEE

1. Executive Session

   a. Litigation Update

Chair Emme Handy declared that executive session was necessary for the purpose of discussing strategy with respect to litigation because an open meeting would have a detrimental effect on the litigating position of the public body.

Upon a motion duly made and seconded, a roll-call vote was conducted to move the meeting to Executive Session.

Roll Call

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

The Board entered Executive Session at 10:41 a.m.

The Board reconvened in Open Session at 11:06 a.m.

2. Senate Committee Request Update

Alain Mathieu, Interim General Counsel, and Joe Curtin, Partner at Prince, Lobel, Tye LLP, presented. The Authority received a letter from the Senate Committee on Post Audit and Oversight in December 2025 inquiring about the Authority's IT and document retention practices. The MCCA retained Prince Lobel to lead the investigation and respond to the inquiry. Prince Lobel engaged a third-party digital forensics firm, Kroll, to assist the investigation. Kroll investigated the MCCA's systems, interviewed witnesses and analyzed evidence. Kroll was provided access to MCCA systems, policies, documents and other materials.

The investigation confirmed that there were no weaknesses or vulnerabilities. The investigation further confirmed that the Authority is in full compliance with document retention and security protocols. The investigation revealed that the MCCA properly removed laptops that could not handle a Microsoft 11 upgrade when transitioning to a new system in 2023. Kroll found that no data was deleted during that transition. Similarly, Kroll found complete, reasonable and good business practices during the update of IT systems. Data was appropriately backed up. Also, there was no indication of surveillance devices on individual computers. The MCCA IT department was found to be forthcoming with access and made themselves available for interviews.

3. Strategic Plan Update – Business Model

John Barros provided an update regarding the Authority's work with Deloitte on the strategic planning process. Mr. Barros explained that part of Deloitte's scope is to look at the MCCA and create a competitive profile. Deloitte was also tasked with getting an understanding of the industry of meetings and conventions and explore whether the MCCA should expand.

Mr. Barros explained that the MCCA has a successful record of economic impact for the Commonwealth. The MCCA also has a strong foundation it can build on for greater community impact. The MCCA's customer base appears to be changing and competition to host events has increased. The MCCA must respond to market changes and opportunities. The MCCA has the financial capacity to grow through the Convention Center Fund. Mr. Barros further explained that a change in the MCCA's business model could help the MCCA align with the governor's economic development priorities and pursue market opportunities. Sustained capital investment and asset repositioning are essential to preserve and enhance competitiveness.

Mr. Barros explained that the MCCA will shift from facility management to ecosystem engagement, and launching a public process with an advisory committee for expansion planning.

V. REPORT OF THE DEVELOPMENT & CONSTRUCTION COMMITTEE

1. Strategic Plan Update – Land Assembly

John Donahue, Chief of Operations and Capital Projects, presented an overview of the pre-development and land assembly initiative to prepare for potential expansion. The initiative is to prepare for potential expansion by conducting due diligence on land rights, obligations, and opportunities.

Mr. Donahue explained that the Authority is legislatively required to facilitate and fund the relocation of MassDOT facilities currently on MCCA property, a process that began in 2016 with the testing lab and now focuses on the central maintenance facility. This is a complex, multi-step process requiring early engagement.

The land assembly initiative also includes reviewing the Lawn on D and other parcels for operational needs, infrastructure relocation, and market changes, ensuring readiness for expansion or new uses. The Hynes marshalling needs are also part of the review, as current leased property from Harvard will expire by 2028, requiring new marshalling solutions for the Hynes.

The overall goal is to lay groundwork, identify opportunities and impediments, and enable nimble responses to advisory committee recommendations and strategic development needs.

Mr. Donahue presented a vote for the Committee's consideration for $55,000,000 to begin pre-development work related to potential expansion of the Convention Center campus. The cost includes land assembly as well as engagement with consultants and brokers to identify and secure sites, particularly for relocating MassDOT facilities. The funds would allow the Authority to move quickly on studies, site acquisition, and initial relocation costs.

VOTE: Per the recommendation of the Development and Construction Committee and in accordance with previous Authority Board actions as directed by Chapter 195 of the Acts of 2014, the Full Board authorizes the Executive Director to enter into agreements with the Massachusetts Department of Transportation ("MassDOT") and/or other parties as necessary for the land assembly needs of the Authority. This authorization seeks an amount not-to-exceed Fifty-Five Million Dollars ($55,000,000) and to authorize the Executive Director to be empowered to make necessary improvements, to negotiate a Term Sheet, a Purchase and Sale Agreement, a Relocation Agreement and any other agreements or documents necessary to effectuate such transactions.

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
Cindy Brown	Yes
Sheena Collier	Yes
Michael Donovan	No Answer
Michael Flaherty	Yes
Ashley Groffenberger	Yes
Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Gwill York	Yes

2. MCEC Modernization of North Lobby

John Donahue presented. Mr. Donahue explained that the escalators at the MCEC were originally installed in 2004. Much of the existing equipment in place is considered design obsolete compared to current industry standards. In addition, the equipment is reaching the end of its net-useful life expectancy in most component areas. Mr. Donahue explained that the project scope includes modernization of four escalators in the North Lobby. The work will be executed in two phases. One bank of escalators will be completely modernized and made fully operational before commencing work on the second bank. The capital team will work closely with the events team to minimize impact to events.

The project was advertised and bid under the terms of M.G.L. c. 149. Page Construction was the lowest responsible and eligible bidder with a bid of $4,931,000.

VOTE: **The Massachusetts Convention Center Authority hereby authorizes the Executive Director or his designee to execute a construction contract with Page Building Construction for the MCEC Modernization of the North Lobby Escalators B3, B4, B5, & B6 in the amount of Four Million, Nine Hundred Thirty-One Thousand Dollars ($4,931,000.00) per documents dates March 11, 2026.**

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

Roll Call

Emme Handy	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	Yes
Gwill York	Yes

3. MMC Concession Stand Upgrades

John Donahue presented. Mr. Donahue explained that the MassMutual Center Concession Stand Upgrades project addresses eight existing food service locations at the MMC that are dated and no longer aligned with current operational demands. These areas currently limit service efficiency and overall guest experience, necessitating targeted modernization. The intent of the project is to introduce reconfigured layouts and improved service flow. The project will also upgrade equipment and expand point-of-sale capabilities, refresh finishes and branding to enhance user experience, and modernize operations to support long-term venue needs.

The project was advertised and bid under the terms of M.G.L. c. 149. Inglewood Development Corporation was the lowest responsible and eligible bidder with a bid of $1,927,000.

VOTE: The Massachusetts Convention Center Authority Board of Directors hereby authorizes the Executive Director or his designee to execute a construction contract with Inglewood Development Corporation for the MMC Concession Stand Upgrades in the amount of One Million, Nine Hundred and Twenty-Seven Thousand Dollars ($1,927,000) per construction plans and specifications documents dated April 1, 2026.

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

Roll Call

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

VI. REPORT OF THE ADMINISTRATION, FINANCE & PERSONNEL COMMITTEE

1. FY27 Operating Budget Summary

Chair Handy explained that the Board members have the operating budget materials and that there would be no vote today. She asked members to review the materials and bring any questions to the next meeting. Board members may also direct any questions to Mr. Barros or Mr. McMillin. There will be a vote on this matter in June 2026.

2. FY27 Proposed Capital Budget

John Donahue presented the FY27 capital budget, emphasizing that most of the $136 million requested is for committed, multi-year projects previously approved by the board, such as those at Hynes and Springfield. He explained that $14 million is allocated for new projects, mainly focused on digital enhancements across facilities to improve client experience and maintain cutting-edge operations. He highlighted that the MassMutual Center is receiving significant investment relative to its size, with concession stand upgrades and other improvements, and suggested this should be publicly recognized.

VOTE: **The Massachusetts Convention Center Authority hereby adopts and approves the capital budget for Fiscal Year 2027 considered this day, providing for capital expenses in the amount of $136,249,486 (One Hundred Thirty-Six Million, Two Hundred Forty-Nine Thousand, Four Hundred Eighty-Six Dollars) and authorizes the transfer of amounts among accounts within the category of Annual Capital Projects established thereunder.**

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

Roll Call

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

VIII. <u>OLD BUSINESS</u>

1. <u>MCCA Board Retreat in July 2026</u>

Members discussed the Board retreat which is scheduled for July 16, 2026 in Springfield, and members were reminded to RSVP if they have not already. Logistics include a shuttle departing at 8:00 a.m. from Boston, with options for members to travel directly or use provided transportation. The retreat will likely start around 10:00 AM, run through the day with breaks and lunch, and end around 5:00 PM. Springfield staff are excited to host and plan to showcase local facilities and events for attendees.

XI. <u>NEW BUSINESS</u>

There was no new business.

XII. ADJOURNMENT

A motion duly made and seconded, the meeting was adjourned by a unanimous roll call vote.

Roll Call

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

The meeting adjourned at 12:25 p.m.