

Administration, Finance & Personnel Committee

Thursday – April 09, 2026

11:00 a.m. – 12:30 a.m.

Massachusetts Convention Center Authority Board Meeting

Thomas M. Menino Convention & Exhibition Center

415 Summer Street

Boston, MA 02210

The meeting will take place VIA MICROSOFT TEAMS [Join the meeting now](#)

OR JOIN BY PHONE: DIAL-IN NUMBER: [+1-857-702-2232](#) Phone Conference ID: 522 871 131#

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of March 12, 2026
- III. Insurance Update from March 2026 Board meeting (Bradley McMillin)
- IV. February 2026 Financial Update (Bradley McMillin)
- V. FY 2027 Capital Project Update (John Donahue)
- VI. Old Business
- VII. New Business
- VIII. Adjournment



FY 2027 Insurance Update

MCCA Administration, Finance and Personnel Committee

April 09, 2026

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**



Finance Update

Administration, Finance and Personnel Committee

April 9, 2026

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Agenda

1. February 2026 YTD versus Budget
 - Revenue commentary
 - Operating expense commentary
2. February 2026 MTD versus Budget
3. Project Updates
4. FY2026 External Audit Timeline (Susan Geary, Controller)

February 2026 YTD versus Budget

	FY26 Budget Board Approved	FY2025 Actual Year to Date	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance	
					\$	%
Revenues:						
MCEC	\$ 48,857,108	\$ 27,589,470	\$ 30,355,959	\$ 29,320,375	\$ (1,035,584)	(3.4)%
Lawn on D	1,018,332	991,209	839,810	655,168	(184,642)	(22.0)%
Hynes	10,070,896	7,019,409	6,096,166	4,239,525	(1,856,641)	(30.5)%
Boston Common Garage	12,622,200	8,344,934	8,481,800	8,323,321	(158,479)	(1.9)%
MassMutual Center	8,328,560	4,723,961	5,144,066	5,329,040	184,974	3.6 %
Springfield Civic Center Garage	690,931	—	355,985	430,470	74,485	20.9 %
Other Income	1,040,080	623,194	699,183	541,912	(157,271)	(22.5)%
Operating revenue	82,628,107	49,292,177	51,972,969	48,839,811	(3,133,158)	(6.0)%
CCF Funding	20,050,466	15,428,970	15,996,103	20,030,816	4,034,713	25.2 %
Total revenues	102,678,573	64,721,147	67,969,072	68,870,627 ✓	901,555	1.3 %
Expenses:						
MCEC	47,804,011	30,883,364	31,634,543	33,726,485	(2,091,942)	(6.6)%
Lawn on D	906,362	439,338	617,438	305,171	312,267	50.6 %
Hynes	14,258,028	9,274,336	9,364,852	8,238,004	1,126,848	12.0 %
Boston Common Garage	2,922,624	1,604,150	1,914,677	1,697,946	216,731	11.3 %
MassMutual Center	13,636,472	9,086,486	8,894,753	9,628,233	(733,480)	(8.2)%
Springfield Civic Center Garage	1,252,451	(963)	838,025	463,436	374,589	44.7 %
Subtotal operations	80,779,948	51,286,711	53,264,288	54,059,275	(794,987)	(1.5)%
Central administration	12,976,125	8,634,836	8,756,451	10,072,800	(1,316,349)	(15.0)%
Sales and marketing	8,922,500	4,799,600	5,948,333	4,738,552	1,209,781	20.3 %
Subtotal administration	21,898,625	13,434,436	14,704,784	14,811,352	(106,568)	(0.7)%
Total expenses	102,678,573	64,721,147	67,969,072	68,870,627 ✓	(901,555)	(1.3)%

February 2026 YTD versus Budget

Revenue:

- **MCEC** revenue decreased from the budget by \$1.0M primarily as a result of:
 - Service revenue (-\$0.9M)
 - Cancelled show (-\$0.3M)
 - Parking revenue (-\$0.3M)
 - Partially offset by food and beverage (+\$0.5M)
- **Hynes** revenue decreased from the budget by \$1.9M primarily as a result of food and beverage (-\$1.6M) and convention center rent (-\$0.4M).
- **MassMutual Center (MMC)** revenue is on budget primarily as a result of significant groups in the Convention Center (Meetings/Conferences, Consumer Shows, Banquets, and Conventions) and stronger than anticipated Family Shows in the Arena (previous months were decreased from the Budget)
- **Lawn on D, Boston Common Garage (BCG), and Springfield Civic Center Garage (SCCG)** revenue are materially on budget.

February 2026 YTD versus Budget

Expenses:

- **MCEC** expenses increased from the budget by \$2.1M primarily due to:
 - Compensation (-\$1.1M) caused by overtime and higher benefits expenses.
 - Utilities (-\$0.7M)
 - Contracted services, e.g. public safety, professional, maintenance (-\$0.7M)
 - Community Outreach (-\$0.2M)
 - Partially offset by decreased software, computer equipment, and fiscal fees (+0.8M)
- **MassMutual Center** (MMC) expenses increased \$0.7M from the budget comprised of fiscal fees (+\$0.5M), driven by the timing of Oak View Food & Beverage hitting their sales incentive.
- **Hynes** expenses decreased proportionally to revenue from the budget by \$1.1M primarily due to:
 - Compensation (+\$0.6M) due to headcount
 - Utilities (+\$0.2M), cleaning (+0.2M), IT services (+0.2M) due to the partial maintenance shutdown
- **Central Administration** expenses increased from the budget (-\$1.3M) primarily due to compensation and benefits (-\$0.5M) from the timing of hiring and severance expenses and IT expenses (-\$0.6M) but was offset by **Sales and Marketing** (+\$1.2M) due to fewer contracted third-party services.

February 2026 MTD versus Budget

	FY2025 Actual Month to Date	FY2026 Budget Month to Date	FY2026 Actual Month to Date	Variance	
				\$	%
Revenues:					
MCEC	\$ 1,896,723	\$ 2,904,027	\$ 3,724,884	\$ 820,857	28.3 %
Lawn on D	—	—	—	—	—%
Hynes	259,306	168,735	(92,498)	(261,233)	(154.8)%
Boston Common Garage	1,126,303	827,700	820,693	(7,007)	(0.8)%
MassMutual Center	681,576	482,191	671,438	189,247	39.2 %
Springfield Civic Center Garage	—	66,363	87,135	20,772	31.3 %
Other Income	55,372	86,585	60,274	(26,311)	(30.4)%
Operating revenue	4,019,280	4,535,601	5,271,926	736,325	16.2 %
CCF Funding	3,800,965	3,797,416	3,476,799	(320,617)	(8.4)%
Total revenues	7,820,245	8,333,017	8,748,725 ✓	415,708	5.0 %
Expenses:					
MCEC	3,517,644	4,007,463	4,453,157	(445,694)	(11.1)%
Lawn on D	23,778	78,012	10,588	67,424	86.4 %
Hynes	1,051,547	1,142,069	982,609	159,460	14.0 %
Boston Common Garage	202,469	239,854	234,545	5,309	2.2 %
MassMutual Center	1,247,652	971,643	1,305,703	(334,060)	(34.4)%
Springfield Civic Center Garage	(2,188)	106,348	29,105	77,243	72.6 %
Subtotal operations	6,040,903	6,545,389	7,015,707	(470,318)	(7.2)%
Central administration	1,147,439	1,044,086	1,402,696	(358,610)	(34.3)%
Sales and marketing	631,903	743,542	330,322	413,220	55.6 %
Subtotal administration	1,779,342	1,787,628	1,733,018	54,610	3.1 %
Total expenses	7,820,245	8,333,017	8,748,725 ✓	(415,708)	(5.0)%

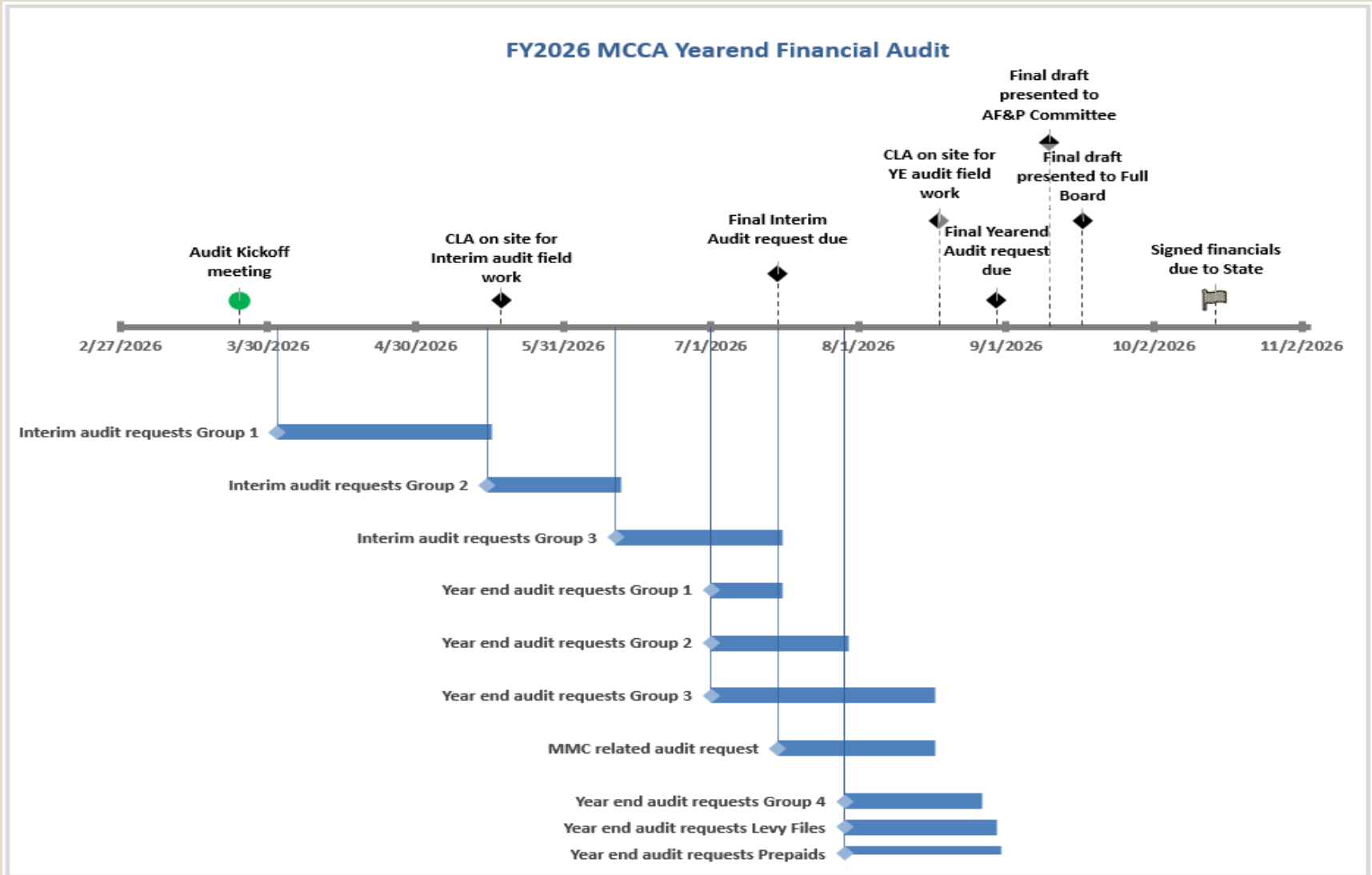
Operating revenue for the month was **\$5.8M.**
(compared with: **\$3.4M:** December
\$5.3M: November)

Expenses for the month were **\$9.8M** and an increase from the budget of **\$1.2M** or 14%.

Project Updates

- Remediation of “Reconciliation of significant account balances” is 80% complete.
- General ledger optimization
 - 18 hours of accounting team training in April
 - 28 hours of “discovery” working sessions in June
- Other process and system changes
 - SAP Concur expense GO LIVE: End of April
 - SAP Concur invoice kickoff: May/June
 - Momentus Pay GO LIVE: April 30

FY2026 Audit Timeline





FY27 Draft Capital Budget Update

Massachusetts Convention Center Authority

Administration, Finance and Personnel Committee

April 9, 2026

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Brief Capital Program Overview

Goal of Capital Program:

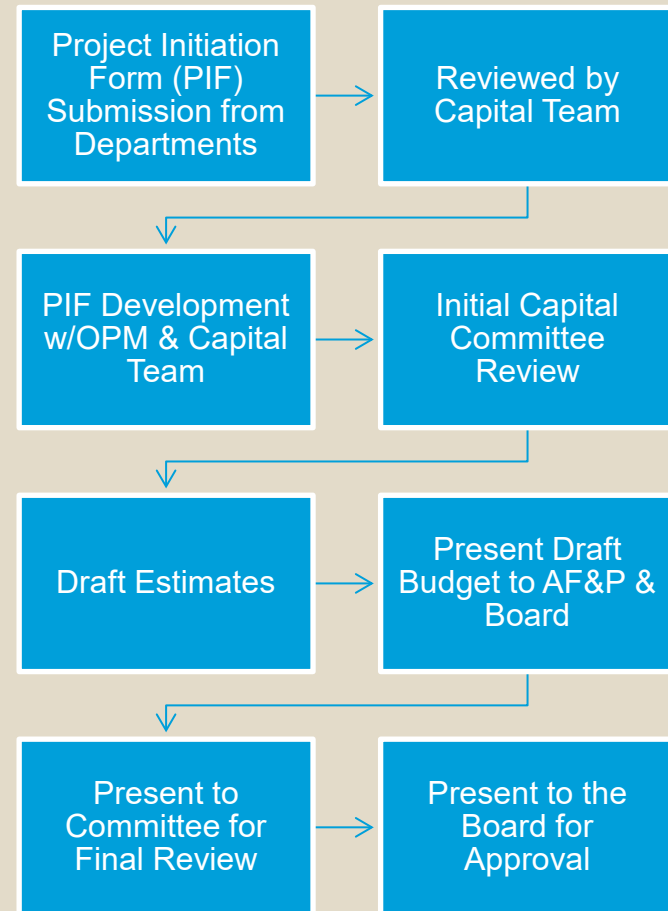
The goal of the Capital Planning Program is to maintain and/or improve the capital assets & infrastructure of the Authority. In addition, it is to provide strategic or targeted investments for the Authority, leading to improved performance across all of our venues.

Project Types:

(modeled after the commonwealth's categories)

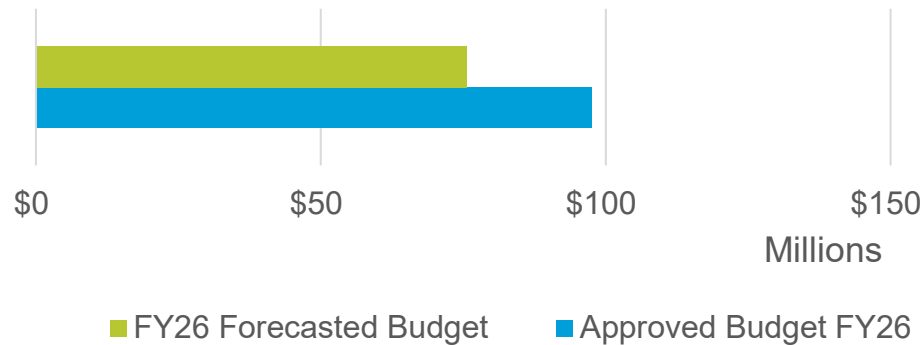
- Type 1: Assessment/Feasibility
- Type 2: Equipment/System Replacement
- Type 3: Facility Improvement/Capital Replacement
- Type 4: Strategic Investment

Overview of Process of FY27 Capital Planning Process



FY26 Forecasted Capital Spend

FY26 Approved vs. Forecasted Spend



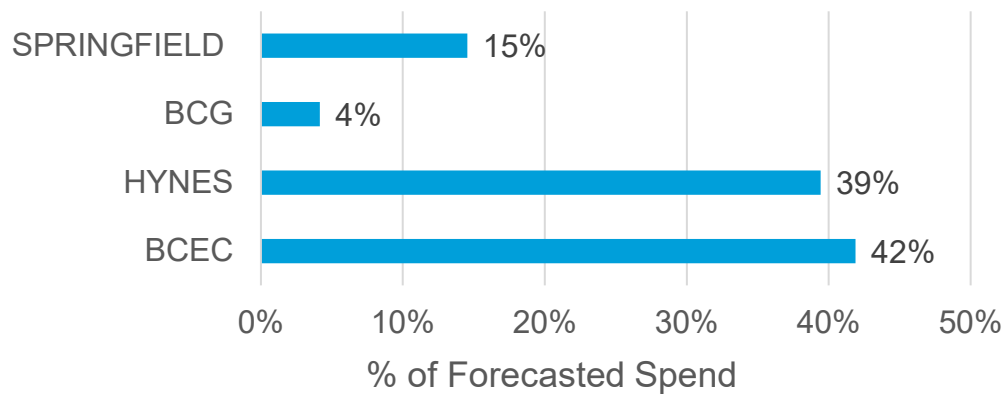
FY26 Approved Budget: \$97,541,405

FY26 Forecasted Spend \$75,518,496

Underspend by about 23%

**Primary reason for under spend is a myriad of issues*

Breakdown of FY26 Forecasted Spend by Building



Forecasted Spend per Building

- *BCEC 42%*
- *HYNES: 39%*
- *BCG:4%*
- *SPRINGFIELD:15%*

Overview of FY27 Capital Submissions

Department PIF Submissions: 59 submitted

- 16 PIFs were identified to be escalated to FY26 from the submissions
- 23 PIFs were identified as capital eligible to be part of the FY27 Budget
- 20 were identified as not authorized
 - Do not qualify as a capital
 - Should be combined with an existing project
 - Needs further vetting or support/clarification
 - Already an existing project

FY27 Escalated Projects to FY26

27-10-LEVY-001	Cindy Thibault	Levy	Main Kitchen Cold/Hot Holding Unis	2
27-10-LEVY-002	Cindy Thibault	Levy	Coffee Room Equipment Replacement	2
27-10-LEVY-003	Cindy Thibault	Levy	Rapid Cook Oven	2
27-10-LEVY-004	Cindy Thibault	Levy	Panini Machine	2
27-10-BLDG-001	Johnny Figueroa	Building Services	Meeting Room Chairs	2
27-10-IT-006	Paul Duffley	Audio Visual	MCEC Podcast Studio - 4th Camera Expansion	3
27-10-IT-007	Paul Duffley	Audio Visual	MCEC Podcast Studio-Frame Sync for Video Correction	3
27-10-IT-008	Paul Duffley	Audio Visual	MCEC Podcast Studio - Synology NAS for Video Storage	3
27-43-IT-015	Brian Wright/Mike Ahlfont	IT Network Services	MMC Locking IDF Enclosure	2
27-20-DIG-004	Victoria Veria	Digital Media	Hynes Boylston Digital Signage Update	2
27-43-MMC-004	Scott Grittith	MMC	Mobile Food Carts	3
27-43-MMC-010	Scott Grittith	MMC	Exterior Sweeper	2
27-43-MMC-011	Scott Grittith	MMC	BobCat	2
27-43-MMC-014	Chris Hayes	MMC	Popcorn Maker	2
27-10-PUB-004	Mike Brownell	Public Safety	Chair Lift	2
27-10-PUB-005	Mike Brownell	Public Safety	Kitchen Camera & Card Reader	3

FY27 Approved Projects

Cindy Thibault	Levy	MCEC	Full Coffee Room
Evan Harwood	E&M	MCEC	MCEC Cooling Tower Repairs
Erin Anderson	Capital	MULTI-Hynes/MCEC	Full Office Assesment of Building Space
Victoria Veria	Digital Media	MCEC	MCEC Ticker Entrance Display Update
Victoria Veria	Digital Media	MCEC	MCEC Static Pendant Signage Pt. 2
Nate Little	Lawn on D	LOD	LOD Kitchen Upgrades
Sean Dolan	MMC	MMC	Arena Video Board Nest & Arena Video Board Replacement
Sean Dolan	MMC	MMC	Digital Concourse, Arena Ribbon Signage, & Concourse Aesthetics
Sean Dolan	MMC	MMC	Additional Air Walls
Scott Grittith	MMC	MMC	Zamboni
Scott Grittith	MMC	MMC	Exterior Displays
Mike Brownell	Public Safety	MCEC	MCEC Video Wall Upgrades
Mike Brownell	Public Safety	BCG	Public Safety Office Upgrade
Allen Proctor	Public Safety	MULTI-Hynes/MCEC	MCCA Shooter Detection
Allen Proctor	Public Safety	MULTI-Hynes/MCEC	Life Safety CADs
Mike Brownell	Public Safety	MCEC	Flag Pole Replace
Allen Proctor	Public Safety	Hynes	Hynes Command Update Assesment
Shannon Smith	Transportation	MCEC	MCEC Roadway & Parking Analysis
Shannon Smith	Transportation	BCG	BCG Wayfinding & Signage Plan
Mary Linders	Transportation	BCG	EV Chargers for BCG FY27
Shannon Smith	Transportation	MCEC	Ferry Improvement FY27
Scott Grittith	MMC	MMC	FLAGS MMC
Scott Grittith	MMC	MMC	MMC Arena Commissary and CC kitchen Floor Replacement

Not Authorized for FY27

Not Authorized to Proceed

Combine with an existing project

Needs to be vetted further

Already a FY26 Project

	27-10-BLDG-002	Johnny Figueroa	Building Services	Polaris- Snow Ops
	27-30-IT-001	Brian Wright	ITNetwork Services	Two IDF Badge Readers and 1 Camera for MDF
	27-99-IT-002	Brian Wright	ITNetwork Services	Infoblox Equipment Refresh
	27-10-IT-003	David Chu	ITSecurity	Darktrace
	27-10-IT-004	Brian Wright	ITNetwork Services	MCEC Badge Readers on IDFs &ITareas
	27-20-IT-005	Brian Wright	ITNetwork Services	Hynes IDF Badge Reader
	27-10-IT-009	Paul Duffley	Audio Visual	MCEC Podcast Studio-Mini Split
	27-43-IT-010	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC Additional Wi-Fi APs for Wi-Fi coverage expansion
	27-43-IT-011	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC The Landing - Green Space Wi-Fi
	27-43-IT-012	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC Carpark Fiber Optic Expansion
	27-43-IT-013	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC IDF Badge Readers &Cameras
	27-43-IT-014	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC IDF Footprint Expansion
	27-43-IT-016	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC Window Tinting Shades
	27-43-IT-017	Brian Wright/Mike Ahlfont	ITNetwork Services	MMC Replacement UPS for IDF Rooms
	27-10-DIG-002	Victoria Viera	Digital Media	MCEC WiFi Promotional Posters to Digital Displays
	27-20-DIG-005	Victoria Viera	Digital Media	Hynes Dalton Exterior Signage
	27-43-MMC-001	Chris Konstantinidis	MMC	Arena Comm System Upgrade
	27-43-MMC-002	Chris Konstantinidis	MMC	ARENA BROADCAST CAMERA UPGRADE
	27-10-PUB-003	Mike Brownell	Public Safety	MCEC PSD Space Update

FY 2027 Capital Budget Request

Breakdown of FY27 Request	
Total FY27 Request	\$131,749,486
Total Existing Commitments	\$113,060,786
New Projects	\$14,838,700
Total Other Capital Expenses (including salary allocation)	\$3,850,000
*Received approximately \$45 million in new project requests	
Committed Project Cost Breakdown	
Total Existing Commitments	\$113,060,786
Low Mechanical Roof BCEC (R09)	\$11,132,314
AHU Hynes (R33)	\$3,279,766
Switchgear (R35)	\$3,090,192
Deferred Maintenance & Code Compliance (R53)	\$20,636,369
MMC BMS / Fire Alarm Replacement (T26A/T24A)	\$11,259,471
Total Rollover Less the Large Projects Above	\$63,662,675

