

**MINUTES OF THE
DEVELOPMENT AND CONSTRUCTION COMMITTEE OF THE
MASSACHUSETTS CONVENTION CENTER AUTHORITY**

Thursday, May 21, 2026

Thomas M. Menino Convention and Exhibition Center

415 Summer Street

Boston, MA 02210

Board Room 201

A meeting of the Development and Construction Committee of the Massachusetts Convention Center Authority (“Authority”) was convened at approximately 9:52 am. on May 21, 2026, at the Thomas M. 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: 747 403 016##.

Members in attendance at the MCEC or via MICROSOFT TEAMS were the following: Meg Mainzer-Cohen, Michael Flaherty and Chris Pappas

Staff members in attendance at the MCEC or MICROSOFT TEAMS include: John Barros, Joyce Linehan, Diane DiAntonio, Ashley Carvalho, Alain Mathieu, Dave Silk, Celina Barrios-Millner, John Donahue, Bradley McMillin, John Towle, Lennie De Souza, Yvonne Ortiz, Sorraia Tavares, Rob Chojnowski, Van Cakuli, Patrick Bowden, Jean Shirley and Jeannemarie Joyce

I. ROLL CALL

The meeting was called to order at 9:52 a.m., and Chair Mainzer-Cohen confirmed a quorum with a roll-call vote.

Roll Call

Michael Flaherty	Present
Chris Pappas	Present
Meg Mainzer-Cohen	Present

II. REVIEW AND ADOPTION OF THE MINUTES

Upon a motion duly made and seconded, the minutes of the March 19, 2026 Development and Construction Committee meeting were approved with a roll-call vote.

Roll Call

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

III. STRATEGIC PLAN – 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: The Development and Construction Committee of the Massachusetts Convention Center Authority recommends that the full board adopt the following vote:

VOTE: In accordance with previous Authority Board actions as directed by Chapter 195 of the Acts of 2014 that the Full Board authorize 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

Chris Pappas	Yes
Michael Flaherty	Yes

IV. MCEC MODERNIZATION OF NORTH LOBBY ESCALATORS

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 Development and Construction Committee of the Massachusetts Convention Center Authority recommends that the full board adopt the following vote:

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 dated March 11, 2026.

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

Roll Call

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

V. 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 Development and Construction Committee of the Massachusetts Convention Center Authority recommends that the full board adopt the following vote:

VOTE: The Development and Construction Committee recommends that the Massachusetts Convention Center Authority Board of Directors hereby authorize 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

Chris Pappas	Yes
Michael Flaherty	Yes
Meg Mainzer-Cohen	Yes

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

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

Roll Call

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

The meeting was adjourned at 10:23 a.m.