

**MINUTES OF THE MEETING OF THE  
UNIVERSITY OF MASSACHUSETTS BUILDING AUTHORITY**

**Monday, September 19, 2022, 10:00 am**

**REMOTE MEETING**

**PUBLIC LINK (Via Zoom)**

<https://umassp.zoom.us/j/95378132787>

**DIAL-IN INFORMATION**

**312-626-6799 or 646-876-9923**

**Webinar ID: 953 7813 2787**

This meeting is being conducted remotely pursuant to the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20 dated March 12, 2020.

**Members Present:** Chairman, Victor Woolridge; Members, Mary Burns, James McGaugh, Michael O'Brien, Kelly O'Neill, John Smolak and Charles Wu.

**Building Authority Personnel:** Barbara Kroncke, Executive Director; David P. Mullen, Deputy Director/General Counsel; Aaron D'Elia, Chief Financial Officer; Maggie Drouineaud, Director of Compliance and Patti Vantine, Manager of Administrative Affairs.

Chairman Woolridge convened the meeting at 10:00 a.m.

Chairman Woolridge wished everyone a good morning and stated that the meeting would be held for a minute to allow time for the public to enter the meeting. Chairman Woolridge stated that the Governor has extended the ability to meet remotely until March 31, 2023. Chairman Woolridge asked Mr. Mullen to review the Technology Usage for remote meetings.

Mr. Mullen, reviewed the Technology Usage stating that the meeting was being conducted through the suspension of certain provisions of Massachusetts General Law c.30A, Sec 20, (The Commonwealth's Open Meeting law), through an executive order by Governor Baker, which shall remain in effect until March 31, 2023.

In total, including all individuals mentioned above, there were 28 participants logged into this meeting.

**Report of the Chairman:**

Chairman Woolridge said that Executive Director, Barbara Kroncke, would give an update on general matters at the Building Authority and the P3 Project on the Amherst Campus. Director of Compliance, Maggie Drouineaud would give an update on the Compliance efforts at the Building Authority. Chief Financial Officer, Aaron D'Elia, would give an update on the fiscal year 2022 year end results.

Chairman Woolridge turned the meeting over to Executive Director Kroncke for her remarks.

## **Report of the Executive Director:**

Executive Director Kroncke welcomed all to the meeting.

Executive Director Kroncke shared that the Capital Team is busy with a large number of projects working their way through procurement, design and into construction.

Executive Director Kroncke noted that during the last 2 ½ years she has asked David Mullen to serve as the acting Director of Capital Projects. Executive Director Kroncke has asked Mr. Mullen to move into this position permanently and he has agreed to accept the duties. Mr. Mullen's new title is Deputy Director/General Counsel/Director of Capital Projects. It was also stated that Mr. Mullen will be assessing the needs of the group and developing a staffing plan for the future.

Executive Director Kroncke said that one of the Building Authority's current goals is to improve its data analytical capabilities related to tracking capital spending and debt management. She noted that the Building Authority has been working with Public Consulting Group to identify off-the-shelf software packages. Executive Director Kroncke said that Phase I has been completed which included evaluating the Building Authority's business needs. Phase II will identify software that matches the Building Authority's business needs and she anticipates that this Phase will be completed within a few weeks. Executive Director Kroncke expects that by the December board meeting the Building Authority will have culminated the last Phase and will be moving forward with implementation of a new Capital Budgeting Management System and Debt Management System.

Executive Director Kroncke stated that the Building Authority has added a new goal to redesign its website. The discovery process is underway and she extended her thanks to the IT professionals from the UMass Systems' Office for their assistance. Executive Director Kroncke looks forward to updating everyone during future meetings.

Executive Director Kroncke expressed how proud she is to announce that the Building Authority's compliance work is going to be recognized on a national stage. The U.S. Department of Labor Woman's Bureau has invited Maggie Drouineaud to Washington, DC later this week. Ms. Drouineaud will be sharing more of the details in her presentation.

Board Member, Charles Wu, stated that the Building Authority should be cautious on the software selected. He said that the Building Authority should think through the input and maintenance of the software because the real challenge is in the maintenance needs and staffing.

Chairman Woolridge asked if the software will be cloud based.

Executive Director Kroncke turned the meeting back to Chairman Woolridge.

Chairman Woolridge stated that the Board would be voting on two sets of meeting minutes.

Chairman Woolridge asked for a motion to approve the minutes of the May 31, 2022 meeting.

It was moved, seconded and unanimously

**VOTED:** To approve the minutes from the May 31, 2022 Board Meeting.

Chairman Woolridge asked for a motion to approve the minutes of the August 3, 2022 meeting.

It was moved, seconded and unanimously

**VOTED:** To approve the minutes from the August 3, 2022 Board Meeting.

Chairman Woolridge asked Executive Director Kroncke for her update on the P3 project at UMass Amherst.

Executive Director Kroncke stated that the P3 closed in mid-July. The P3 family housing is well underway and to date, 38 families have moved in.

Executive Director Kroncke spoke of the ground lease with the UMass Foundation on the Amherst Campus. She stated that a donor has worked with the Chancellor to build a new outdoor pavilion estimated to cost \$7M.

Board Member, Charles Wu asked if the \$7M construction cost included the ground lease. Ms. Kroncke stated that the ground lease would be a nominal amount..

Chairman Woolridge asked for a motion to approve the execution of a ground lease with the Foundation for purposes of building the UMass Amherst Pavillion project.

It was moved, seconded and unanimously

**VOTED:** To allow the Executive Director to enter into a ground lease with the Foundation for the purpose of constructing the new UMass Amherst Pavillion project.

Chairman Woolridge asked Director of Compliance, Maggie Drouineaud for her presentation.

Ms. Drouineaud stated that the U.S. Department of Labor Women's Bureau has invited her to present and share the Building Authority's best workforce compliance practices at a summit in Washington, DC on September 21<sup>st</sup> and 22<sup>nd</sup>. Ms. Drouineaud said that the state of Massachusetts will receive almost half of the \$10 Billion in infrastructure funding from the Federal government. The Department of Labor would like to know how the Building Authority has been able to address longstanding gender and racial inequities in the labor force to become a leader; exceeding the recommended goals for minorities and women on most of our construction projects. Ms. Drouineaud said that this is a great honor for the Building Authority.

Ms. Drouineaud thanked Executive Director Kroncke and the Building Authority Team. She extended a special thanks to David Mullen who has demonstrated true leadership for compliance and has been supportive of the efforts to make compliance one of the the Building Authority's top priorities.

Ms. Drouineaud said that to prepare for upcoming projects on the UMass Amherst and UMass Lowell campuses, she has started to meet with local unions, vocational/technical schools, pre-apprenticeship and apprenticeship programs and workforce development organizations. Through these meetings she would like to help create pipelines from the various community

organizations to full-time employment by the various unions and non-union contractors working on the Building Authority projects.

Ms. Drouineaud noted that the Building Authority is working with the vocational/technical schools in Boston, Central and Western Mass to hold the Annual Massachusetts Girls in Trades Conference, which the Building Authority has supported every year since its inception – 5 years. Ms. Drouineaud said that as part of their advisory, the Building Authority has been able to help them increase the number of young women entering the trades through their construction programs.

Ms. Drouineaud stated that due to the pandemic, the Building Authority was not able to conduct compliance group meetings in person. Starting in the month of September, the Building Authority will go back to in-person meetings on the campuses.

Ms. Drouineaud turned the meeting over the Chairman Woolridge.

Chairman Woolridge thanked Ms. Drouineaud for her uplifting presentation.

Chairman Woolridge asked Chief Financial Officer, Aaron D’Elia for his remarks.

Mr. D’Elia opened his remarks by stating that he would be giving a brief overview of how the Building Authority finished financially in fiscal year 2022.

Mr. D’Elia reviewed the Executive Summary of the budget presentation that was included in the board package. He noted that overall, fiscal year 2022 spending came in at \$843,000 or 7% below the approved budget. This was primarily due to \$517,000 of rent deferral for the 32<sup>nd</sup> Floor of One Beacon Street.

Mr. D’Elia said that compensation and benefits finished under budget by \$100,000 primarily due to staff vacancy. He noted that overall, professional services came in under budget by \$112,000 with legal expenses under this category coming in a little over budget by \$21,000. Dues, conferences & training also came in under budget by \$33,000. Office and other was also under budget by \$113,000, primarily due to decreased utility usage at One Beacon Street.

Board member Charles Wu asked if the savings were due to Covid and is the Building Authority budgeting against these savings. Mr. D’Elia said that the Building Authority has anticipated these savings and has adjusted the budget to accommodate.

Board member Michael O’Brien asked Mr. D’Elia if the Building Authority has a running surplus account. Mr. D’Elia replied that the Building Authority does not usually have a surplus account. In the past, funds have been used to benefit the University’s variable rate debt and to pay for capital improvements of One Beacon Street.

Mr. D’Elia turned the meeting back to Chairman Woolridge.

Chairman Woolridge stated that there were no further items for discussion in open session and asked for a motion to move into Executive Session, not to return to open session.

Chairman Woolridge adjourned the meeting at 10:32 a.m.

Mr. Mullen took a roll-call vote.

**VOTED:** To unanimously end the meeting.