

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

Tuesday, September 28, 2021; 1:30 p.m.

REMOTE MEETING

PUBLIC LINK (Via Zoom)

<https://umassp.zoom.us/j/93464476679>

DIAL-IN INFORMATION

312-626-6799 or 646-876-9923

Webinar ID: 934 6447 6679

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; Vice Chair, Gerry-Lynn Darcy, 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; and Patti Vantine, Manager of Administrative Affairs.

In total, including all individuals mentioned above, there were 32 participants logged into this meeting.

Chairman Woolridge convened the meeting at 1:30 p.m.

Chairman Woolridge wished every a good afternoon and 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Open Meeting law), through an executive order by Governor Baker, which shall remain in effect until it is rescinded. It was also stated that once Chairman Woolridge declared the open meeting adjourned the Zoom Webinar will be closed by the Host.

Mr. Mullen turned the meeting back over to Chairman Woolridge.

Report of the Chairman:

Chairman Woolridge thanked Dave Mullen for reviewing the Technology Usage.

Chairman Woolridge started the meeting with a roll call of members participating remotely. The vote was called and unanimously recorded.

Chairman Woolridge said that all votes taken during the meeting would be done pursuant to a roll call vote.

Chairman Woolridge said that Executive Director Kroncke would give an update on general matters at the Building Authority. Chairman Woolridge said that Aaron D'Elia would review final budget figures for the last fiscal year.

Chairman Woolridge noted that after the open session portion of the meeting, the Board would be holding an Executive Session and would not be returning to open session following the Executive Session.

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

Report of the Executive Director:

Executive Director Kroncke remarked that the meeting agenda was light. Executive Director Kroncke stated that the Building Authority team has been working with the President's office as they develop their new Capital Plan. The plan will be presented later in the week to the Board of Trustees. Executive Director Kroncke also stated that there are six new projects expected to receive a Vote 1. The six new projects have been outlined in the Summary of Capital Projects that have been shared with the Building Authority Board members for informational purposes in their board package.

Executive Director Kroncke noted that the Attorney General's Office of the Commonwealth of Massachusetts has reached out to the Building Authority with the intention of utilizing the Building Authority as a model for diversity training matters. Executive Director Kroncke stated that Maggie Drouineaud, Compliance Analyst, will be leading this effort.

Executive Director Kroncke also noted that Ms. Drouineaud, has been working with the Association of General Contractors, the Association of Subcontractors of Mass, DCAMM and the Supplier Diversity Office for the Commonwealth to strategize ways to increase MBE/WBE participation on State construction projects. It was also expressed that this group has created a survey that will be sent to MBE/WBE firms to get their feedback on ways the Building Authority can help them overcome the challenges they face when bidding on state construction projects. Executive Director Kroncke said that the Building Authority will also be working with DCAMM to schedule sessions in Boston, Central and Western Mass to assist MBE/WBE firms with their DCAMM certification. The DCAMM certification is a requirement when bidding on Building Authority construction projects. Executive Director Kroncke said that the Building Authority has been inviting MBE/WBE firms to attend its compliance group meetings to meet the Building Authority's General Contractors and their teams. Executive Director Kroncke stated that this practice has already helped a couple of MBE/WBE firms to land work on Building Authority construction projects in Boston and Worcester. Executive Director Kroncke stated that Ms. Drouineaud and Mr. Mullen have done a fantastic job in leading this effort.

Executive Director Kroncke spoke of the Substructure Demolition & Quadrangle Development (SDQD) Project on the Boston campus. She noted that it continues to be challenging in its complexity; but initially, it has gone well. Executive Director Kroncke mentioned that the New Education and Research Building (NERB) Project at the Medical School in Worcester has

successfully completed the blasting portion of the Project. The bidding for trade contractors and the construction site continues to see more workers every week.

Executive Director Kroncke stated that the Building Authority is renovating a building at the Mt. Ida campus. She also stated that the Building Authority and other functions will be moving there when the renovation is complete, which should be in mid-December.

Executive Director Kroncke mentioned two new initiatives that the Building Authority has been undertaking. One initiative is enhanced data analytics which will allow the Building Authority to have more detailed information regarding construction projects and capital assets like estimating data, and operational and financial data. She mentioned that the Building Authority has a stockpile of useful data in many different places that they plan to integrate with existing systems to help them analyze and solve business problems and provide critical informed insight for future activities. She said that it is a lofty project but will allow the Building Authority to have more access to many data points.

The second initiative came about from a discussion with Chairman Woolridge regarding how the Building Authority conducts itself around Environmental Social Governance (ESG) matters. Executive Director Kroncke said that the Building Authority is embarking on putting in policy what it already does in practice, such as building green buildings and certain social initiatives like our diversity goals. Executive Director Kroncke assured everyone that she will keep them apprised of the progress on these initiatives as they go along.

Executive Director Kroncke concluded her report and turned the meeting back over to Chairman Woolridge.

Chairman Woolridge asked for a motion to approve the minutes of the June 8, 2021 meeting.

A roll-call vote was taken and it was moved, seconded and unanimously

VOTED: To approve the minutes from the June 8, 2021 Board Meeting.

Chairman Woolridge turned the meeting over to CFO, Aaron D'Elia.

Financial Report

Mr. D'Elia opened his remarks with the FY21 Year-End actuals. He stated that the overall spending for FY21 came in under the approved budget by \$458,000 or 4.7% due primarily to FTE attrition, decreased utility usage and lower expenditures in other categories. Mr. D'Elia highlighted the following:

- Under the revenue category, debt service was \$102 million below budget as a result of the 2020 and 2021 bond deals.
- Under the expense category, compensation & benefits came in under \$314,000 due to employee attrition.
- Depreciation on an accounting basis was \$715,000 in FY21. The Building Authority only charged the campuses the approved budget amount of \$489,000.

- Insurance came in at \$203,000 over the approved budget due to the April renewal for the 2021 insurance.
- Rent came in \$285,000 over the approved budget due to the Building Authority assuming the entire 31st Floor lease for One Beacon Street. This change makes it easier to pay rent for the President's Office and the Building Authority. This new arrangement is budget neutral to the Building Authority due to increased revenue to offset expenditures.
- Utilities came in under budget by \$148,000 due to less activity at One Beacon Street.

Mr. D'Elia concluded his report by stating that the Building Authority finished FY21 below the approved budget by approximately 4.7%.

With no further business to discuss in open session, Chairman Woolridge adjourned the meeting at 1:50 p.m.

Deputy Director/General Counsel Mullen took a roll-call vote.

VOTED: To unanimously end the meeting.