

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

Monday, April 3, 2023, 10:00 am

Board Meeting

HYBRID MEETING

PUBLIC LINK (Via Zoom) https://umassp.zoom.us/j/96161275308	DIAL-IN INFORMATION 646-876-9923 or 312-626-6799 Webinar ID: 961 6127 5308
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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 (In-person) Jerry Colella, Thomas Green, James McGaugh,

Members Present (Via Zoom) **Vice Chairperson** Michael O’Brien, Angela Davis, Robert Lewis, Frank Marchione, Kelly O’Neill, Norm Peters, and Charles Wu.

Building Authority Personnel: Barbara Kroncke, Executive Director; David P. Mullen, Deputy Director/General Counsel/Director of Capital Projects; Aaron D’Elia, Chief Financial Officer; Maggie Drouineaud, Chief Diversity Officer for Compliance, Capital Projects; Patti Vantine, Manager of Administrative Affairs; Molly Burgoyne, Junior Project Manager; Barbarann Freddura, Office Manager; Peter Gray-Mullen, Director of Construction; Bryan Klepacki, Director of Debt Management and Compliance; Charlie Paradie, Director of Project Planning and Procurement; and Larissa Serebryanaya, Controller.

In total, including all individuals mentioned above, there were 35 participants in this meeting.

A roll call vote was taken of all Board members present and it was determined that there was a quorum.

Vice Chairperson Michael O’Brien convened the meeting at 10:00 a.m.

Mr. O’Brien open his remarks by stating that Chairperson Burns was unable to attend the Board meeting so he would be chairing the meeting.

Mr. O’Brien noted that the Governor has extended the ability to meet remotely until March 31, 2025. Mr. O’Brien asked Mr. Mullen to review the rules of the Technology Usage for remote meetings.

Mr. Mullen reviewed the Technology Usage for remote meetings 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

the Governor, which shall remain in effect until March 31, 2025.

Vice Chairperson O'Brien gave a special welcome to the Board members who were in-person at the Building Authority office located on the beautiful Mt. Ida Campus. He stated that while the Building Authority would continue to offer remote access to Board Meetings, he is hopeful that members will be able to come to the office and enjoy the in-person experience.

Vice Chairperson O'Brien stated that the Board will be hearing a few updates from Executive Director Kroncke. Chief Financial Officer, D'Elia will be sharing a financial report which includes financial results for the first half of fiscal year 2023, the proposed budget for fiscal year 2024 as well as information on the Public Consulting Group project. He also stated that Mr. Mullen will be reviewing a request regarding the Mt. Ida Trademark. Mr. Mullen, along with Mr. Paradie and Mr. Gray-Mullen, will be giving an overview of the Capital projects. Finally, Maggie Drouineaud will be presenting her quarterly update on the compliance efforts of the Building Authority.

Vice Chairperson O'Brien asked Mr. Mullen to take a roll call of the members participating in the meeting.

Roll call was taken, and all members were present.

Following the roll call, Vice Chairperson O'Brien turned the meeting over to Executive Director, Barbara Kroncke for her remarks.

Report of the Executive Director:

Executive Director Kroncke thanked Vice Chairperson O'Brien and all the members for their patience while waiting for a decision on the extension of remote meetings.

Executive Director Kroncke updated the group on personnel changes since the last board meeting. Molly Burgoyne joined the Building Authority as a Junior Project Manager working with the Capital Team. Bryan Klepacki joined the Finance Team as the Director of Debt Management and Compliance and lastly, Michael Wilson the Deputy Treasurer has retired, but will be staying on in a part-time role.

Executive Director Kroncke stated that the Building Authority has been working on branding and now has a new logo to reflect its identity while highlighting itself as part of the UMass family.

Executive Director Kroncke noted that Aaron D'Elia and his team have worked with Public Consulting Group to update the Building Authority's data collection ability. Mr. D'Elia will be giving a recap in his remarks.

Executive Director Kroncke also noted that the Capital Team will be presenting on a few projects that the Building Authority is currently performing.

Executive Director Kroncke stated that she is looking forward to seeing the Board at the inauguration and celebration of Julie Chen as the next Chancellor of UMass Lowell.

Executive Director Kroncke turned the meeting back over to Vice Chairperson O'Brien.

Vice Chairperson O'Brien stated that there were minutes to approve from the December 13, 2022 Board meeting and asked Mr. Mullen to review the process of approving the minutes.

After Mr. Mullen's review, Vice Chairperson O'Brien said that he would accept a motion to approve the minutes of the December 13th board meeting. Vice Chairperson O'Brien asked Mr. Mullen to take a roll call vote.

A motion was made by R. Norman Peters, seconded by Kelly O'Neill.

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

VOTED: To approve the minutes from the December 13, 2022 meeting.

Vice Chairperson O'Brien turned the meeting over to Chief Financial Officer D'Elia for his finance remarks.

Mr. D'Elia opened his remarks by stating that fiscal year 2023 spending is trending higher than the approved budget by \$472,000 or 3.7% due to additional rent expenditures. He noted that this is primarily as a result of the Building Authority's agreement with UMass Amherst, related to the new Mt. Ida office space being finalized after the fiscal year 2023 budget was approved. Mr. D'Elia said that all other categories are trending towards being on budget for fiscal year 2023.

Mr. D'Elia said that the fiscal year 2024 budget proposal assumes an increase of \$1.4 Million or 11% over fiscal year 2023 projected spending.

Mr. D'Elia went through the budget with the Members line by line.

Mr. D'Elia said that at the beginning of fiscal year 2022, he was tasked with providing a proposal to improve the Building Authority's debt management and capital budgeting data analytics. This led to engaging Public Consulting Group last March to help the Building Authority with this endeavor.

Mr. D'Elia turned the meeting back over to Vice Chairperson O'Brien.

Vice Chairperson O'Brien thanked Mr. D'Elia for his remarks and turned the meeting over to Deputy Director/General Counsel and Director of Capital Projects, David Mullen to discuss for the assignment of the Mt. Ida College trademark and logo to UMass.

Mr. Mullen asked the Board to approve a vote authorizing the assignment of the Mt. Ida College Trademark and Logo to UMass.

A motion was made by James McGaugh, seconded by R. Norman Peters.

VOTED: To approve the Assignment of the Mt. Ida College Trademark and Logo to UMass.

Mr. Mullen said that the Capital Team would provide a brief update on a few projects currently in progress and some future projects as well. Joining Mr. Mullen was Charlie Paradie,

Director of Pre-construction Project Planning and Peter Gray-Mullen, Director of Construction. Mr. Mullen said that the Building Authority has 25 active capital projects across all five campuses.

Mr. Mullen asked Charlie Paradie to give a brief overview of the Vote 1 process and a few representative projects.

Mr. Paradie provided an update on projects in the Vote 1 stage.

Mr. Gray-Mullen provided an update on projects in the Vote 1 stage.

Mr. Gray-Mullen turned the meeting back over to Mr. Mullen.

Mr. Mullen thanked Charlie and Peter and turned the meeting back to Vice Chairperson O'Brien.

Vice Chairperson O'Brien asked Maggie Drouineaud to give her update on the Building Authority's compliance initiatives.

Ms. Drouineaud provided her compliance update and stated that the Building Authority continues to work on a number of initiatives to expand diversity on projects both on the workforce and with regards to MBEs and WBEs. Ms. Drouineaud noted that the Building Authority continues to assist with creating the pipeline for diverse workers to projects which includes assisting subcontractors coming on new construction projects in Lowell and Amherst to bring on minorities and females to meet the compliance requirements.

Ms. Drouineaud said that she has been visiting pre-apprenticeship programs in Central and Western Massachusetts to meet instructors and students to discuss workforce needs.

Ms. Drouineaud said that the Building Authority team has strategized on ways to diversify the pool of General Contractors who bid on our construction projects.

Lastly, Ms. Drouineaud highlighted that she, along with UMass Amherst leadership and Executive Director Kroncke, attended a Women's Month press event at UMass Amherst to highlight the positive work of one of the Building Authority's General Contractors, D.A. Sullivan. D.A. Sullivan has provided opportunities for women and has the highest female numbers across the state.

Ms. Drouineaud turned the meeting back to Vice Chairperson O'Brien.

Following Ms. Drouineaud's remarks, the Executive Director announced that Ms. Drouineaud had been recently promoted to Chief Diversity Officer for Compliance, Capital Projects.

Vice Chairperson O'Brien stated that with no further business to discuss, he would accept a motion to adjourn the meeting.

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

VOTED: To unanimously adjourn the meeting at 10:50 a.m.