

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

Wednesday, September 17, 2025, 10:00 am

REMOTE MEETING

PUBLIC LINK (Via Zoom)
<https://umassp.zoom.us/j/99517675769>

DIAL-IN INFORMATION
646-876-9923 or 312-626-6799
Webinar ID: 995 1767 5769

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: Chairperson Mary Burns, Members Jerry Colella, Angela Davis, Thomas Green, Frank Marchione, James McGaugh, Daniel O’Brien, Norm Peters, and Charles Wu.

Building Authority Personnel: Barbara Kroncke, Executive Director; David P. Mullen, Deputy Director/General Counsel; Farokh Bhada, Chief Financial Officer; Peter Gray-Mullen, Director of Capital Projects; Maggie Drouineaud, Chief Diversity Officer for Compliance and Capital Projects; and Julie Kenny, Manager of IT and Administration.

University Personnel: Julie Chen, Chancellor, UMass Lowell

In total, including all individuals mentioned above, there were 40 participants in this meeting.

Chairperson Mary Burns convened the meeting at 10:02 a.m.

Chair Burns asked Deputy Director/General Counsel David Mullen to review the rules of Technology Usage for remote meetings.

Chair Burns asked Deputy Director/General Counsel David Mullen to take a roll-call vote of all Board members participating remotely. Roll call was taken and a quorum was established.

Mr. Mullen reviewed the Governor’s Executive Order that allows for remote participation which has been extended through June 30, 2027, and explained the requirements of the Open Meeting Law. Mr. Mullen then turned the meeting over to Chairperson Burns.

Chair Burns gave her opening remarks thanking everyone for taking the time to attend the meeting. She hoped that everyone had a chance to enjoy some downtime over the summer. Chair Burns stated that the beginning of the Fall semester is always an exciting time – new faces,

new goals, and new opportunities to grow both personally and academically. Chair Burns recently attended convocations at UMass Boston and UMass Chan Medical School.

Chair Burns gave a quick reminder of upcoming meetings including an Audit Committee meeting which will be held on December 2, 2025, and the next Building Authority Board meeting is to be held on December 3, 2025.

Chair Burns turned the meeting over to Executive Director Barbara Kroncke for her remarks.

Report of the Executive Director:

Executive Director Barbara Kroncke thanked Chair Burns and stated that she, too, enjoys the energy that Fall brings to the campuses.

Executive Director Kroncke said that Deputy Director and General Counsel David Mullen will provide an update on tariffs. Executive Director Kroncke also noted that the Financial Team would give an update on the Fiscal Year 25 budget and present two policies for review. One policy is the Investment Management Policy, and the other is the Debt Policy. She noted that there are no significant changes to either policy; however, each policy needs to be reaffirmed every two years.

Executive Director Kroncke said that Maggie Drouineaud, Chief Diversity Officer for Compliance and Capital Projects, would provide an update on compliance efforts.

Lastly, Executive Director Kroncke wanted to take a moment to recognize and congratulate Peter Gray-Mullen who was recently promoted from Director of Construction to the Director of Capital Projects. Peter joined the Building Authority from the UMass Amherst campus about six years ago, bringing over 30 years of experience. Executive Director Kroncke said that Mr. Gray-Mullen has become a trusted advisor across all of our projects and is instrumental in building lasting client relationships.

Executive Director Kroncke turned the meeting back to Chair Burns.

Chair Burns stated that there are minutes to approve of the May 21, 2025, meeting.

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

VOTED: To approve the minutes of May 21, 2025, meeting.

Chairperson Burns asked Executive Director Kroncke to give an update on capital projects.

Executive Director Kroncke gave an update on the Computer Sciences Laboratories (CSL) on the UMass Amherst campus. Executive Director Kroncke said as an energy efficient and sustainable facility, this building will meet LEED Platinum certification and be the first of its kind on campus. Executive Director Kroncke also mentioned that this project was constructed with low-carbon mass timber and maple wood.

Executive Director Kroncke gave an update on the Olney Instructional Modernization project on the UMass Lowell campus.

Executive Director Kroncke turned the meeting over to Chairperson Burns.

Chairperson Burns asked Deputy Director and General Counsel, Dave Mullen, to give an update on tariffs.

Mr. Mullen provided an update on the tariffs imposed by federal Executive Order and their effects on Building Authority projects.

Mr. Mullen turned the meeting over to Chairperson Burns.

Chairperson Burns asked Maggie Drouineaud, Chief Diversity Officer for Compliance and Capital Projects for an update on the Building Authority's compliance program.

Ms. Drouineaud opened her remarks by reporting on the Computer Science Laboratories (CSL) building on the UMass Amherst campus. This project received its temporary certification of occupancy on September 3rd. She noted that CSL was a \$125 Million project and the workforce numbers for the project were 31.5% for minority workers and 9.5% for female workers. Ms. Drouineaud stated that the Building Authority is very pleased with the MBE/WBE participation as a whole for the project.

Ms. Drouineaud said that as an appointed member of Governor Healey's Diverse and Equitable Construction Participation Committee for Women, she has been actively engaged in developing workforce development recommendations aimed at recruiting and retaining young people, particularly women, into the construction trades. The focus of this committee is on strengthening collaborations with pre-apprenticeship programs, vocational and technical schools, contractors and community organizations to address the underrepresentation of women in the industry.

Ms. Drouineaud mentioned that the Building Authority continues to support its subcontractors across the UMass campuses in Amherst, Boston, Chan Medical School, Dartmouth and Lowell. Pre-construction meetings have been conducted with all subcontractors to ensure alignment with workforce compliance goals, specifically the inclusion of women and minorities on site.

Ms. Drouineaud stated that in collaboration with the Massachusetts Girls in Trades Advisory Committee, vocational schools and local unions, the Building Authority is organizing the Girls in Trades Conferences in both Boston and Western Massachusetts in November 2025. These conferences serve as a critical pipeline for contractors to build their core crews with a stronger representation of women and minority workers.

Ms. Drouineaud also stated that for the Women in Construction week in October 2025, the Associated General Contractors will host a summit on October 14 at Wentworth Institute of Technology. The Building Authority has been invited to present and share best practices on workforce development and MBE/WBE engagement.

Lastly, Ms. Drouineaud stated that the Building Authority continues to do site visits and conduct corrective-action meetings with construction managers and subcontractors who do not meet the compliance requirements.

Ms. Drouineaud turned the meeting over to Chairperson Burns.

Chairperson Burns asked Chief Financial Officer, Farokh Bhada, to present on the Investment Management and Debt policies.

Mr. Bhada opened his remarks by thanking everyone present. He hoped everyone had a good summer. Mr. Bhada noted that the finance team is working on numerous goals as this fiscal year begins.

Mr. Bhada stated that the Building Authority's Investment Management and Debt Management Policies were provided in the Board package. These policies are required to be reviewed and affirmed every two years pursuant to the Commonwealth's State Finance and Governance Board and the Building Authority's trust agreement.

Mr. Bhada mentioned that the Commonwealth's State Finance and Governance Board requires certain state entities that issue debt, including the University of Massachusetts Building Authority, to adopt appropriate policies and adhere to best practices with respect to investments, borrowings, and other financial transactions. The Building Authority has reviewed these policies internally with its financial advisor and has made no material changes. Mr. Bhada stated that the Building Authority recommends the Building Authority Board approve to reaffirm these policies.

Mr. Bhada continued by providing an overview of how the Building Authority finished financially in Fiscal Year 2025.

Chief Financial Officer Bhada turned the meeting over to Chairperson Burns.

Chair Burns asked for a motion to vote to accept the Investment Management Policy and the Debt Policy.

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

VOTED: To accept the Investment Management Policy and the Debt Policy.

Chairperson Burns noted that the agenda had listed that a public speaker was to speak; however, this speaker had a family emergency and had to withdraw.

With no further business in open session, Chairperson Burns asked Mr. Mullen to take a roll-call vote to adjourn the meeting and move to Executive Session. She also stated that the Board will not be returning to open session.

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

VOTED: To unanimously adjourn the meeting at 10:32 a.m.