

**Massachusetts School Building Authority  
Board Meeting Minutes of April 15, 2020**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on April 15, 2020. The meeting was held remotely via Zoom.

**Members Present:** Deborah Goldberg, State Treasurer and Chair; Anne Brockelman, appointed member; Sean Cronin, Designee of the Secretary of Administration and Finance; Matt Deninger, Designee of the Commissioner of Education; Terry Kwan, appointed member; Sheila Vanderhoef, appointed member; and Greg Sullivan, appointed member.

**Others Present:** James MacDonald, Chief Executive Officer; Jack McCarthy, Executive Director/Deputy Chief Executive Officer; Mary Pichetti; Laura Guadagno; Christine Nolan; Matt Donovan; Stacy Patino; Barbara Hansberry; Brian Kelley; Colleen Smith; Mike Bergquist; Briana Malloy-Walker; Siobhan Tolman; municipal representatives; legislative representatives; local elected officials; and other members of the MSBA and the public.

**Call to Order**

The Chair called the meeting to order at 10:04 a.m. She explained that the meeting is being held under an “Order Suspending Certain Provisions of the Open Meeting Law” that was issued by Governor Baker on March 12, 2020, which permits remote participation by all Board members and allows the MSBA to use adequate alternative means, such as a conference call line, to ensure public access to the deliberations of the Board.

Next, the Chair provided a brief overview of the items on the agenda for the meeting. She explained that the Board will be voting to: approve the minutes from the February 13, 2020 Board meeting and from the March 19, 2020 Board meeting; invite five districts into Feasibility Study; re-categorize one district from Eligibility Period to Feasibility Study; execute Project Funding Agreements for seven projects in six districts in the Accelerated Repair Program, with a combined Estimated Maximum Total Facilities Grant of \$10.4 million; authorize two proposed projects to proceed into Preferred Schematic Design, with a combined estimated \$381.8 million in total construction costs; and invite two districts to enter into a Project Scope and Budget Agreement with a combined Estimated Maximum Total Facilities Grant of approximately \$74.1 million. The Board will also be voting to approve ten final audits from seven districts with a combined Final Total Facilities Grant of approximately \$89.5 million. Finally, the Board will be voting to approve the Post Occupancy Evaluation Program recommendation, to execute Master Services Agreements for Technical Review Services Consultants, and to authorize Interim and/or Short-Term Borrowing.

**Acceptance of the February 13, 2020 Minutes**

The Chair asked for a motion to accept the minutes of the February 13, 2020 Board Meeting. A motion was made by Mr. Sullivan and seconded by Ms. Kwan:

**Approval of the Minutes of the February 13, 2020 Board Meeting**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the February 13, 2020 Board meeting.

There being no Board discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 0 against, 0 abstaining.**

**Acceptance of the March 19, 2020 Minutes**

The Chair asked for a motion to accept the minutes of the March 19, 2020 Board Meeting. A motion was made by Ms. Kwan and seconded by Mr. Sullivan:

**Approval of the Minutes of the March 19, 2020 Board Meeting**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the March 19, 2020 Board meeting.

There being no Board discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 0 against, 0 abstaining.**

**Project**

**Invitation to Feasibility Study**

The MSBA's Director of Capital Planning, Mary Pichetti, explained that staff are recommending that the Board vote to invite the five remaining districts in the Eligibility Period from the 2018 Statement of Interest invitations into Feasibility Study. The following five districts were invited into Eligibility Period on December 12, 2018 and have completed all the necessary prerequisites including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic funds to proceed.

The Director of Capital Planning explained that the first district for consideration is the John R. Pierce School in the Town of Brookline. The District benefitted from a 30-day extension to Eligibility Period to finalize design enrollment discussions. The MSBA will be working with the Town to study options that maintain their current grade K-8 configuration for 725 students.

The second district for consideration is the Dr. Albert B. Consentino School in the City of Haverhill. The District benefitted from a 30-day extension to Eligibility Period to finalize design enrollment discussions. The MSBA will be working with the City to study the following three options: to maintain the current proration of grade 5-8 students across the District, a study enrollment of 715 students in the facility's current configuration of 5-8; to provide relief for District-wide overcrowding and maintain the leased space at the Tilton Upper School, a study enrollment of 985 students in the facility's current configuration of grades 5-8; and to provide relief for District-wide overcrowding and eliminate the need for leased space at the Tilton Upper School, a study enrollment of 1,080 students in the facility's current configuration of grades 5-8.

The third district for consideration is the Revere High School in the City of Revere. The MSBA will be working with the City to study options that maintain their current grade 9-12 configuration for 2,450 students.

The fourth district for consideration is the David Prouty High School in the Spencer-East Brookfield Regional School District. The MSBA will be working with the District to study the following two options: 305 students in the facility's current configuration of grades 9-12 and 410 students in grades 8-12.

The final district for consideration is the Bartlett High School in the Town of Webster. The MSBA will be working with the Town to study options that maintain the current grade 9-12 configuration for 445 students.

Based on the completion of the Eligibility Period requirements, staff recommend that the Board vote to invite these five districts into Feasibility Study.

The Chair asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Ms. Vanderhoef:

**Vote on Inviting Communities to Collaborate with the MSBA  
to Conduct a Feasibility Study**

VOTED: That the Executive Director is hereby authorized to invite certain communities to collaborate with the MSBA to conduct and/or review a Feasibility Study, as described in 963 CMR 2.00 *et seq.*, and subject to any conditions set forth in Exhibit A, for each of the schools listed in Exhibit A attached hereto.

VOTED: That the Executive Director is hereby authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable in connection with conducting and/or reviewing a Feasibility Study for each of the schools listed in Exhibit A.

*The April 15, 2020 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 24, 2020 meeting.*

Mr. Deninger encouraged the districts to engage their community when writing their educational plans. He commented that the voices of the educators and the students need to be heard.

Ms. Kwan commented on the importance of the professional development plans and the schedule for classes. She also commented that the Department of Elementary and Secondary Education reviews the locations of the special education classrooms.

Brookline Interim Superintendent Ben Lummis thanked the Board and MSBA staff.

The Chair noted that State Representative Andres Vargas sent a letter in support of the feasibility study at the Dr. Albert B. Consentino School in Haverhill.

The Chair noted that Revere Mayor Brian Arrigo sent a letter in support of the feasibility study at Revere High School.

The Chair noted that Speaker of the House Robert DeLeo, State Representative RoseLee Vincent, and State Senator Joseph Boncore sent a letter offering their support for a potential project at the Revere High School.

The Chair noted that Spencer-East Brookfield Regional School District Superintendent Paul Haughey sent a letter offering his support for the feasibility study at the David Prouty High School in the Spencer-East Brookfield Regional School District.

Webster Superintendent Ruthann Goguen commented that she wants to express her gratitude to the Board and MSBA staff. She introduced other local officials who were present on the conference line and noted the community is in support of a project. She thanked the Board and MSBA staff for this opportunity.

The Chair noted that State Representative Joseph McKenna and State Senator Ryan Fattman sent a letter offering their support for a project at the Bartlett High School in Webster.

Ms. Vanderhoef asked if Brookline and Webster are scheduling debt exclusions during an upcoming election.

Brookline Interim Superintendent Ben Lummis explained that a debt exclusion is not currently scheduled at this phase in the process.

Webster Superintendent Ruthann Goguen explained that a debt exclusion has not been scheduled because the Town only needed to appropriate Feasibility Study costs so far.

State Senator Anne Gobi offered her support for a project at the David Prouty High School in the Spencer-East Brookfield Regional School District.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 0 against, 0 abstaining.**

**Re-Categorization of Previous Board Invitation from Eligibility Period to Feasibility Study**

Next, the MSBA's Director of Capital Planning explained that subsequent to the Board's vote on April 10, 2018 to authorize the City of Fitchburg to proceed into Feasibility Study, the City requested that the MSBA re-evaluate the agreed upon enrollment, which was originally established during the Eligibility Period and certified in February 2018. The City informed the MSBA that its request is based upon the City's district-wide reorganization of grades K-8 and its belief that the challenges the City is having are related to overall enrollment growth. On June 26, 2019, the Board voted to re-categorize the Statement of Interest for the Crocker Elementary School from the Invitation to Feasibility Study category to the Eligibility Period category to review the following: updates on new, proposed, and approved housing developments; the City's class size policies; and marked up floor plans of the elementary and middle schools expected to remain in service with current and proposed room usage information. The City successfully completed these activities and plans to work with the MSBA to study enrollment options for 420 students in grades K-4 and 680 students in grades K-5. MSBA staff recommend the Board vote to re-categorize the Statement of Interest for the Crocker Elementary School in the City of Fitchburg from Eligibility Period to an Invitation to Feasibility Study.

The Chair then asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Sullivan:

**Vote to Re-Categorize the Statement of Interest for the Crocker Elementary School in the City of Fitchburg from the Eligibility Period to an Invitation to Feasibility Study**

VOTED: That the Executive Director is hereby authorized to re-categorize the Statement of Interest for the Crocker Elementary School in the City of Fitchburg from the Eligibility Period to an Invitation to Feasibility Study, as further described in the materials presented to the Board and attached hereto, and to invite the City of Fitchburg to collaborate with the MSBA to conduct and/or review a Feasibility Study for the Crocker Elementary School, as described in 963 CMR 2.00 et seq., and as listed on and subject to any conditions set forth on Exhibit B attached hereto.

VOTED: That the Executive Director is hereby authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable in connection with conducting and/or reviewing a Feasibility Study for the Crocker Elementary School in the City of Fitchburg as listed on Exhibit B.

The Chair noted that Fitchburg Superintendent Robert Jokela sent a letter offering his support for the feasibility study at the Crocker Elementary School in the City of Fitchburg.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 0 against, 0 abstaining.**

**Accelerated Repair Program Project Funding Agreement Authorization**

The MSBA's Director of Capital Planning explained that MSBA staff have received Schematic Design submissions from six districts for Accelerated Repair projects at seven schools. The proposed projects combined include four roof replacements and five boiler replacement projects. MSBA staff have reviewed the existing conditions analysis and proposed schedule provided by each district and have discussed the scope and budget with the districts and their consultants. The districts have provided a combined Total Project Budget of \$17,906,165, which includes a total combined construction estimate of \$13,939,372. The combined Estimated Maximum Total Facilities Grant for these seven projects is \$10,483,908. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$10,955,433.

The recommendation today includes two of the six schools invited into the 2019 Accelerated Repair Program from the City of Lowell. Both schools include recommendations for boiler and roof replacement projects. At the February Board meeting, the first four Lowell schools, which are all boiler replacement projects, were approved. The two schools presented today will join the first four schools within a single Project Funding Agreement.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Ms. Kwan:

**Vote to Authorize the Executive Director to Execute Project Funding Agreements for Several Proposed Accelerated Repair Projects**

VOTED: That the Board of Directors hereby approves the Proposed Accelerated Repair Projects, as set forth below and as further described in the materials presented to the Board and attached hereto, and as such Proposed Projects shall be further defined in the Project Funding Agreements, and authorizes the Executive Director to take all steps necessary to execute and deliver Project Funding Agreements with the Districts set forth below, in such forms as he may determine to be acceptable, and expend funds in accordance with such Project Funding Agreements, in accordance with the following:

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant
Essex North Shore Agricultural and Technical School District	Essex North Shore Agricultural and Technical School	Partial Roof	\$1,506,748	\$625,551	\$650,462
Kingston	Kingston Elementary School	Partial Boiler	\$937,414	\$478,001	\$497,509
Lowell	Dr. Gertrude Bailey Elementary School	Partial Roof; Boiler	\$2,688,012	\$1,907,921	\$1,987,088
	James F. Sullivan Middle School	Roof; Boiler	\$3,741,552	\$2,666,740	\$2,790,249
Northbridge	Northbridge Middle School	Boiler	\$2,958,891	\$1,656,427	\$1,733,318
Salem	Bentley Academy	Boiler	\$1,563,011	\$1,080,017	\$1,128,570
Westport	Westport Elementary School	Roof	\$4,510,537	\$2,069,251	\$2,168,237
<b>Totals</b>			<b>\$17,906,165</b>	<b>\$10,483,908</b>	<b>\$10,955,433</b>

Essex North Shore Agricultural and Technical School District Superintendent Dr. Heidi Riccio thanked the Board and MSBA, noting that the staff have been a pleasure to work with. She commented that the funding from the MSBA is greatly appreciated.

The Chair noted that State Senator Joan Lovely sent a letter offering her support for the project at the Essex North Shore Agricultural and Technical School in the Essex North Shore Agricultural and Technical School District.

Lowell City Manager Eileen Donoghue thanked the Chair for her leadership, and continued by thanking the Board, Jack McCarthy and MSBA staff on behalf of the City Council and the community. She commented that the City would not be able to complete this project without the MSBA's help.

State Senator Michael Moore, who represents Northbridge, thanked the Board and MSBA for their support and offered his support for the project at the Northbridge Middle School. He also thanked the Board and MSBA and offered his support for the project at the Leicester Middle School. Leicester is on the agenda for today's Board meeting for an Invitation to Project Scope and Budget.

State Representative Paul Tucker, who represents Salem, thanked the Board and MSBA for their support.

*The April 15, 2020 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 24, 2020 meeting.*

The Chair noted that State Senator Joan Lovely sent a letter offering her support for the project at the Bentley Academy in the City of Salem.

The Chair noted that a letter in support of the Westport Elementary School project is forthcoming.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 0 against, 0 abstaining.**

**Project Update**

Then, the Director of Capital Planning explained that twelve districts were authorized for Project Funding Agreements at the February 2020 Board meeting. Of the twelve, eight have completed or are on schedule to secure their local funding appropriations within the 90-day funding period. The Town Meetings for the remaining four districts have been postponed or rescheduled beyond the requisite 90 days. Given the uncertainty of rescheduling Town Meetings at this time, staff are recommending an extension of 60 days which will extend the funding period to July 10, 2020 for Chelmsford, Dracut, Southborough, and Wayland.

The Chair commented that the MSBA wants to be as supportive as possible of local voting schedules changing due to COVID-19.

Board member Sean Cronin joined the meeting.

**Recommendation for Preferred Schematic**

The MSBA's Director of Capital Planning explained that the Board is being asked to approve the preferred schematic designs for the Josiah Quincy Upper School located in the City of Boston and the Doherty High School located in the City of Worcester.

The first recommendation is for the City of Boston to replace the existing the Josiah Quincy Upper School with a new school facility on the existing Josiah Quincy Upper School annex site at 900 Washington Street. The proposed project is designed to serve 650 students in grades 6-12 and has an estimated construction budget of approximately \$147 million. This recommendation is contingent upon the District gaining full ownership, control, and exclusive use of the proposed site and supersedes the May 25, 2016 Preferred Schematic Design Board vote for new construction on the McKinley site in the South End in Boston.

The Chair asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Ms. Vanderhoef:



### **Vote on Moving the City of Boston to Schematic Design**

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the City of Boston with, in concept, the development of schematic designs to construct a new Josiah Quincy Upper School on the existing Josiah Quincy Upper School annex site at 900 Washington Street in Boston, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ms. Kwan explained that she will be voting against moving the proposed Josiah Quincy Upper School project to Schematic Design. She read prepared comments regarding the proposed project, which are attached.

Patrick Brophy, Chief of Operations for the City of Boston, thanked the Board for the opportunity to speak. He thanked the Chair, Jim MacDonald and Jack McCarthy for their collaborative efforts. He commented that he is excited to move forward with the project. He noted that the City looked at multiple sites and has received a lot of support for moving into this phase of the project. He commented that community participation in building this school is important. The project is on an expensive site and is expensive to build, but has a well-rounded educational program, adding that the City is building the best school that it can. He commented the City will continue to have robust discussions regarding this project and ensure there is community outreach. He thanked the Board and MSBA for their consideration.

Mr. Sullivan commented that it is great that Mayor Walsh has led the City to engage with the MSBA and that credit should also go to the Chair. He noted that Ms. Kwan's statements were well spoken and heartfelt. He commented that he is strongly in support of the project.

The Chair commented that before she was elected Treasurer, she met with Mayor Walsh to discuss the City's schools. She noted she is happy to hear about the success of the Carter School as well. She also commented that she is thinking of the students at the Carter School during this difficult time.

Patrick Brophy, Chief of Operations for the City of Boston, commented that the Mayor directed the school department to check in with the students of the Carter School and to make sure that food is being delivered for students. He further commented that the students at the Carter School are participating in virtual music and therapy classes. He noted that the Principal of the Carter School is amazing.

There being no more discussion, the Chair asked for a roll call vote of the Board.

#### **Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – No  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes

Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 6 in favor, 1 against, 0 abstaining.**

Next, the Director of Capital Planning explained that the City of Worcester is proposing to replace the existing Doherty Memorial High School with a new school facility on the existing site. The proposed project is designed to serve 1,670 students in grades 9-12 and has an estimated construction budget of approximately \$235 million.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Sullivan:

**Vote on Moving the City of Worcester to Schematic Design**

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the City of Worcester with, in concept, the development of schematic designs to replace the existing Doherty Memorial High School with a new facility on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 et seq. and all other guidelines and policies of the Authority.

Worcester Mayor Joseph Petty thanked the Chair, Jim MacDonald, Jack McCarthy and Matt Donovan, noting that the City would not be here today without their help and the MSBA staff's support.

Worcester Superintendent Maureen Binienda thanked the Board and MSBA staff for funding this project for the City of Worcester. She commented that she is excited to move forward with the project and thanked the MSBA staff for the help to get the project to this point.

The Chair noted that Russ Adams, Assistant Commissioner of Engineering and Architectural Services for the City of Worcester, sent a letter offering his support for the project at the Doherty Memorial High School in Worcester.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

**Approval of Project Scope and Budget Agreement and Authorization for Project Funding Agreement**

The MSBA's Director of Capital Planning explained that the Board is now being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for a project at the Leicester Middle School located in the Town of Leicester. She presented a PowerPoint and provided a brief summary of the proposed project. She explained that the proposed project is to replace the existing Leicester Primary School, Leicester Memorial Elementary School, and Leicester Middle School with a new Pre-K to 8 school facility on the existing Leicester Middle School site. The proposed project has a design enrollment of 930 students, not including the Pre-K population.

The District submitted a Total Project Budget of \$91.4 million, which includes an estimated construction cost of \$72.2 million.

The District requested an extension of up to 102 days beyond the standard 120-day deadline, to November 23, 2020. This will allow sufficient time for the District to schedule the local vote, due to the current health crisis.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Deninger:

**Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Leicester**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Leicester Primary School, Leicester Memorial Elementary School, and Leicester Middle School with a new PK-8 school facility on the existing Leicester Middle School site, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Leicester, in such forms as he may determine to be acceptable, for the Leicester K-8 school project at a reimbursement rate of sixty-five and four hundredths percent (65.04%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$41,022,793, which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$41,937,394, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

Leicester Town Administrator, David Genereux, thanked the Board and MSBA for all their great work and support. He commented that the MSBA has been a true partner with the Town. He noted that the MSBA has a very transparent and open process. He commented that he is hopeful for a positive vote for this project.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Greg Sullivan – Yes

Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

The MSBA's Director of Capital Planning then explained that the Board is being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for a project at the Dexter Park School located in the Town of Orange. She presented a PowerPoint and provided a brief summary of the proposed project. She explained that the proposed project is to replace the Dexter Park School with an addition and renovation project at the existing Fisher Hill Elementary School that will serve students in grades PK-6 as a District-wide facility. The proposed project has a design enrollment of 520 students, not including the Pre-K population.

The District and its consultants worked together during the schematic design process to reduce the proposed project by approximately 5,000 square feet and reducing project costs by approximately \$9 million. The District has provided a Total Project Budget of \$57.7 million, which includes an estimated construction cost of \$45.7 million.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Ms. Kwan:

**Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Orange**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the Dexter Park School with an addition and renovation project at the existing Fisher Hill Elementary School that will serve students in grades PK-6 district-wide, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Orange, in such forms as he may determine to be acceptable, for the Dexter Park School project at a reimbursement

rate of eighty percent (80.00%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$33,144,996, which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$34,620,720, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

Bruce Scherer, Chair of the Orange School Building Committee, thanked Jack McCarthy, the Board and MSBA for their consideration. He commented that Town Meeting has been tentatively moved from June to July due to the current health crisis. He then asked if the District should ask the MSBA for an extension.

The MSBA's Director of Capital Planning commented that the MSBA will continue to have discussions with districts regarding their voting schedules during the health crisis.

The Chair noted that State Representative Susannah Whipps and State Senator Joanne Comerford sent a letter offering their support for the project at the Dexter Park School in Orange.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

**Audit**

The MSBA's Chief Financial Officer, Laura Guadagno, began her audit update by explaining that the MSBA has completed final audits for 529 Capital Pipeline Program projects plus the ten projects that are being presented for final approval to the Board today, all together representing approximately \$6.13 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$3.4 billion in submitted costs for the 236 projects currently submitting monthly requests for reimbursement. Based on the Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$3.7 billion in additional costs will be submitted for audit for these projects.

*The April 15, 2020 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 24, 2020 meeting.*

The Chief Financial Officer then explained that monthly submitted costs have averaged \$95.6 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$1.1 billion.

### **Approval of Audits, New Program**

The Chief Financial Officer explained that the Board is being asked to approve ten Capital Pipeline Program audits listed on Exhibit C. She explained that the total combined grant amount for these ten projects is \$89,568,112.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Ms. Kwan:

### **Approval of Audit Costs for Several Projects**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the final audited approved grant amounts for each of the projects listed in the spreadsheet attached hereto as Exhibit C and authorizes the Executive Director to make payments consistent with this vote.

There being no discussion, the Chair asked for a roll call vote of the Board.

### **Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

### **MSBA Updates**

#### **Executive Director's Report**

The Executive Director began his report by thanking MSBA staff members for their hard work in preparing for the Board meeting, especially during the current health crisis. He noted that since the February 13, 2020 Board meeting, the MSBA has visited or spoken with individuals from 27 projects and, as of April 10, 2020, two districts have voted affirmatively to appropriate Feasibility Study funds. He explained that the MSBA anticipates making 25 project visits or calls in May and June and presented a list of upcoming district outreach plans as part of his PowerPoint presentation. He further explained that since the last Board meeting, staff have attended several project milestone ceremonies.

*The April 15, 2020 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 24, 2020 meeting.*

Next, the Executive Director provided an update on the Statement of Interest (SOI) submissions. He explained that there are three weeks left to submit a Core Program SOI. The submission period opened on January 8, 2020 and the submission deadline was extended in March from April 8, 2020 to May 6, 2020. As of today, 22 Core Program SOIs have been submitted representing 16 districts and 32 Core Program SOIs representing 26 districts are under development.

Then, the Executive Director provided an overview of the Accelerated Repair Program. He explained that the 2020 Statement of Interest submittal period for the Accelerated Repair Program opened on Wednesday, January 8, 2020. The deadline to file for consideration was Friday, February 14, 2020. The MSBA received 90 SOIs for consideration. As noted in the SOI opening email that was sent to districts on January 8, 2020, and explained in detail on the MSBA website, invitation into the Program is based upon several items including the MSBA's annual statutory budget cap, due diligence of the MSBA staff, a review of the entire cohort of SOIs, initial conversations and outreach with districts, and the ability of a district to adhere to the overall terms and conditions of the Program.

MSBA staff have performed an initial review of the information provided in the SOIs based upon the published qualifications for the Program. This included the minimum threshold system age requirements of 25 years for roofs, 30 years for windows/doors, and 25 years for boilers. The initial review resulted in 74 qualifying schools.

As described in the Statement of Interest Process Overview, the budget for qualifying schools is approximately \$50 million, which is the same as the 2018 and 2019 Programs. Given the budget impact from the number of qualifying SOIs filed in 2020, the MSBA must again limit the number of ARP invitations this year.

As a result, staff recommend considering only roof systems of 30 years or more, window/door systems of 35 years or more, and boilers of 35 years or more for additional review and staff site visits. The modified criteria would reduce the number of qualifying schools from 74 schools to 30 schools.

The next step in the due diligence process, prior to recommending invitations to the Board, would be site visits to the qualifying schools. However, due to the ongoing challenges presented by COVID-19, the schedule for completing this remains under review. If site visits can commence in July, staff anticipate that they may be able to prepare recommendations for either the August 26, 2020 Board meeting or the October 28, 2020 Board meeting. Staff had originally planned on presenting recommendations at the June 24, 2020 Board meeting.

Next, the Executive Director provided an update on the impact of COVID-19 on projects. He explained that the MSBA is working with districts to provide flexibility with deadline extensions and MSBA deliverables. He explained that the Board sets the grant amount and reimbursement rate at the time of project approval and cannot later increase that amount. The MSBA stands ready to assist districts as everyone navigates this unprecedented time together. The National Council on School Facilities recommends that districts keep track of any additional facilities expenses related to the current health crisis, in case any of these expenses are eligible to be reimbursed by funding to be allocated through the CARES Act.

There was a brief discussion regarding the construction ban and the effect on districts.

Mr. McCarthy commented that it is uncertain at this time if the federal government will provide additional funding support to communities for construction costs. He reiterated that the MSBA cannot increase grants for districts. He urged districts to keep track of their construction expenses due to COVID-19.

Then, the Executive Director congratulated Board member Mr. Sullivan on the birth of his two new grandchildren, June and Quinn.

### **Project Status Updates**

The MSBA's Director of Capital Planning explained that the first informational item is staff recommendations for district extensions. As the Executive Director mentioned, staff are working with districts to understand the impacts of the current situation and to provide extensions as may be needed.

Staff had previously recommended an extension for Braintree beyond the original funding deadline of December 26, 2019 to April 1, 2020 at the February board meeting. Due to the health crisis, the Town is seeking an additional extension beyond April 1, 2020 to June 30, 2020.

The Nauset Regional School District was approved for Project Scope and Budget at the February 13, 2020 meeting. The District is seeking an extension beyond June 12, 2020 to November 1, 2020 to secure its local funding appropriation.

The Town of Leicester is seeking an extension beyond the 120-day period of time to November 23, 2020 to allow sufficient time to secure its vote. This was included in the Board recommendation as presented at today's meeting.

She then explained that staff have been reaching out to districts and their consultants to understand the impacts of the health crisis on construction projects. Each district and each project are in different phases and are facing different challenges and circumstances that continue to change. Projects are experiencing impacts in varying degrees due to work discontinuance by certain trades supply chain issues and labor shortages. In general, what the MSBA learned is as follows:

Of the 27 MSBA Core Program projects currently in the Construction phase, three projects (Boston, Easthampton and Worcester) are known to have stopped work through action of the local jurisdiction. Additionally, one project (Somerville) is known to have partially stopped work through action of the local jurisdiction. Work continues, although impacted, as noted at the remaining 23 projects.

Of the 15 MSBA Core Program projects currently in the Building Complete phase, punch list work remains at nine projects while the remaining six projects have more substantial work beyond punch list, including significant site work and/or building demolition. Projects are experiencing impacts as noted.

Of the 40 MSBA Accelerated Repair Program projects currently in the Construction and Building Complete phases, 24 projects in five jurisdictions (Boston, Holyoke, Norton, Tantasqua and Worcester) are known to have stopped work through action of the local jurisdiction. Of the remaining 16 projects from nine jurisdictions, some have experienced impacts in varying degrees.



The Director of Capital Planning explained that with the exception of projects that have stopped work, the MSBA has reached out to districts which have projects in Construction and Building Complete to understand the status of COVID-19 written protocols. We have received 32 of the relevant 39 Core Program projects and 8 of the relevant 22 Accelerated Repair Program projects, and staff are actively engaged in obtaining the remainder.

### **MSBA Post-Occupancy Evaluation Program**

Next, the Director of Capital Planning thanked MSBA staff members for their work on the Post-Occupancy Evaluation Program. She thanked MSBA Senior Project Manager Chris Alles for his leadership. She explained that staff recommend the implementation of an MSBA Post-Occupancy Evaluation Program that will serve as an invaluable data collection and learning experience for the future of the MSBA program to understand if MSBA-funded school construction projects are operating and performing as designed. With MSBA grants continuing to support nearly \$1 billion dollars in school construction annually, protecting the State's investment is a top priority.

To truly succeed in this mission with optimal results, and while maintaining project management of Capital Planning's Core Program, a combination of additional MSBA staff and consultant staff is required.

Also as presented to the Board in February, it is anticipated that Post-Occupancy Evaluation guidelines, "Module 9", central database, and reporting format will continue to be developed in the coming months in anticipation for the commencement of Post-Occupancy Evaluations in the spring of 2021. Staff estimate that approximately 50-60 Post-Occupancy Evaluations will be performed over the next five years for previously completed MSBA Core Program projects.

As presented to the Board in February, and based upon feedback from Board members, the staff recommendation includes a level of full-time MSBA individuals who will be critical in ensuring that the data received from the Post Occupancy Evaluations will be looped back into the MSBA program and that the findings and best practices are regularly communicated out to districts and consultants working in design and construction of school buildings. In addition, these full-time MSBA individuals will be needed to manage the efforts of external consultants who will perform the POEs and assemble the data. As previously indicated, and based on the efforts of the "Pilot" program, the MSBA is recommending that implementation will require an additional five staff members with an estimated increase of approximately (6%) six percent (or approx. \$505,000) to the MSBA's annual salary budget. Noting Board Member Greg Sullivan's concerns for a conservative estimate of additional staff, this recommendation combines the full-time MSBA staff noted above as supported by consultant teams who will perform the Post Occupancy Evaluations with an estimated annual consultant budget of approximately \$420,000. We believe this staff recommendation will allow the MSBA to implement a Post-Occupancy Evaluation Program that would add value and benefit both to the MSBA and our districts moving forward.

In an effort to further the MSBA's mission, and based on the efforts associated with the Post-Occupancy Pilot Program conducted May 2017 through December 2019, the MSBA recommends that five additional MSBA staff, supplemented with consultants, be added to implement a Post Occupancy Evaluation program into the grant process commencing July 1, 2020.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

**Vote to Implement a Post Occupancy Evaluation Program**

VOTED: That, whereas, the Massachusetts School Building Authority (“MSBA”) continues to assess its policies and practices in support of its mission to advance the design and construction of educationally appropriate, flexible, sustainable, and cost-effective public school facilities and; whereas, in an effort to further this mission, and based on the efforts associated with the Post-Occupancy Pilot Program conducted May 2017 through December 2019, staff is recommending that the MSBA implement an ongoing Post Occupancy Evaluation Program, commencing July 1, 2020, to review the use and effectiveness of school facilities projects for which the MSBA has provided a grant, as set forth in the materials presented to the Board as attached hereto; and, whereas, the budget for the Post Occupancy Evaluation Program will be part of the MSBA’s budget each year going forward; and whereas, implementing the Post Occupancy Evaluation Program will require five new MSBA staff positions and the use of consultant support; and whereas, the Executive Director is hereby authorized to do all acts and things, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable to implement and administer the Post Occupancy Evaluation Program.

Mr. Sullivan thanked the MSBA staff for noting his comments he made at the previous Board meeting. He explained that this is an excellent exercise that is very rarely done in government. He noted that this program is very creative and important, adding that he supports the program.

Ms. Vanderhoef asked if when the MSBA receives the report on a system if this will be passed along to other design teams.

Ms. Pichetti commented that the intention of the program is for each school to receive their own report. A summary report of MSBA findings at all fourteen schools of the pilot program will be made available for all consultants involved in MSBA projects. The MSBA is also looking into holding a roundtable to discuss the findings.

The Chair commented that she wants to compliment Ms. Pichetti and her team for doing a great job on this project.

Mr. Deninger commented that he supports this program.

Ms. Brockelman also commented that this is a great program.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes

Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

**Recommendation to Execute Master Services Agreements for Technical Review Services Consultants**

Then, the Director of Capital Planning explained that the next item on the agenda is to authorize the Executive Director to enter into negotiations and execute Master Services Agreements with two firms to assist staff with the review of district submittals and the implementation of the MSBA's grant program.

This is the MSBA's third procurement for consultant services to assist staff with the review of design development and construction documents submitted by districts, perform senior studies on existing school facilities, review and update sustainable design policies to align with changing codes, support MSBA initiatives such as the post-occupancy program and perform special studies, as directed by the MSBA. The current agreements for these services expire on June 30, 2020, which includes the extension of the original three-year term by one additional year.

In accordance with the MSBA's procurement policies, the MSBA issued a Request for Responses in January 2020 and received a total of two responses prior to the February 8, 2020 deadline. These responses were reviewed by the Procurement Management Team based on the evaluation criteria published in the Request for Responses.

MSBA staff recommend that the Board authorize the Executive Director to enter into negotiations and execute Master Services Agreements with Gienapp Design Associates, LLC, and STV, Inc. Both consultants contract agreements will commence on July 1, 2020 for a term of up to three years, with an option to extend the term of the agreements up to one additional year at the discretion of the MSBA.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Deninger:

**Vote Authorizing Executive Director to Enter into Contracts for Technical Review Services**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver one or more master services agreements for consultants to provide technical review services, the cost of which may exceed \$250,000.00 per agreement, containing such provisions as he shall deem advisable, the definitive form of such master services agreements to be evidenced conclusively by his execution thereof.

There being no discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

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Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

### **Project Overview Report**

The MSBA's Director of Capital Planning presented a PowerPoint, including a bid summary for the Core Program. She summarized available data for anticipated Sub-Bids in April, May and June and anticipated DBB Bids or GMP Executions in April, May and June.

Then, the Director of Capital Planning presented a PowerPoint, including a summary of bid results for the Core Program. She reported that of the 22 Core Program projects scheduled to receive sub-bids in 2019, seventeen have reported DBB bids or GMP executions to date. Sixteen of the reported bids came in within the estimated budget. She then reported that of the 15 Core Program projects scheduled to receive sub-bids in 2020, one has reported its DBB bid to date. The one reported bid came in within the estimated budget. She then provided bid data for the MSBA's Accelerated Repair Program. She explained that for the 2017 Accelerated Repair Program, 26 of the 33 reported projects bid within the estimated budget. One remaining project is anticipated to bid by the June 2020 Board of Directors meeting. She then explained that for the 2018 Accelerated Repair Program, 22 of the 25 reported projects bid within the estimated budget and an additional five projects are anticipated to bid by the June Board of Directors meeting.

The Chair thanked Ms. Pichetti and everyone at the MSBA.

Mr. MacDonald thanked the MSBA staff and commented that the IT staff have been incredible. He commented that MSBA staff have been engaged and continuing to work hard through the health crisis. He thanked the department heads and the Director of Human Resources, Stacy Patino, who has continued to provide updates to MSBA staff.

Mr. Sullivan noted how well the video conference meeting has gone. He commented that he hopes this can continue, especially for those who have to travel far. He noted he wants to commend the Chair and the Executive Director for the success of the meeting.

The Chair thanked the MSBA.

### **Finance**

#### **Sales Tax Collection Update**

The MSBA's Chief Financial Officer, Laura Guadagno, thanked her staff for their support and assistance, adding that she is grateful for all their hard work. She presented a PowerPoint and provided an FY2020 SMART Collections update. The FY2020 Consensus Revenue Estimate of \$954

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million would represent growth of 6.8% over the FY2019 unaudited amount. The FY2020 collections for July 2019 through February 2020 are \$35.380 million (5.95%) higher than FY2019 collections for the same period.

She presented a slide with a graphical depiction of FY2016 – FY2020 Monthly SMART collections, and then year-to-date SMART collections by year from FY2016 – FY2020.

Mr. Cronin commented that April, May, and June sales tax collections will likely not be good due to the current health crisis. He asked what fiscal year this would impact.

The Chief Financial Officer noted that FY20 would not be impacted significantly. She commented that the MSBA has a strong cash position and will be issuing new money.

Mr. Sullivan commented that retail and food services sales for March saw the biggest monthly decrease in U.S. history. He noted that it is very likely the sales tax collections in Massachusetts will drop tremendously.

Mr. MacDonald commented that it is still too early to know the full effects of the health crisis. He noted that the MSBA has the ability to borrow and there could be federal assistance to the states in the future.

### **Grant Payments Update**

Then, the Chief Financial Officer provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$547,022,696 in grant payments to date in Fiscal Year 2020. This is for 249 Capital Pipeline Program projects in 149 districts.

### **FY20 Budget Update**

Next, the Chief Financial Officer provided the Board with a FY2020 budget update. She presented a PowerPoint with Fiscal Year 2020 Expenditure Charts which outlined year to date spending. She also provided a Fiscal Year 2020 Budget Update and reviewed salaries and benefits, administrative expenses, and grant program expenditures to date.

### **Update on Financing Transactions – March 2020**

The MSBA's Chief Financial Officer, Laura Guadagno, explained that the MSBA recently executed a number of financial transactions in March. These transactions include: an escrow restructuring related to the 2012A and 2016B bonds, a defeasance of outstanding bonds in the following series: 2012A Refunding Bonds, 2012B Refunding Bonds and 2015D Refunding Bonds, and the termination of a Guaranteed Investment Agreement with FSA related to the debt service reserve fund associated with the 2012A and 2012B Refunding Bonds.

### **Authorization for Interim and/or Short-Term Borrowing**

The MSBA's Chief Financial Officer, Laura Guadagno, explained that the MSBA is requesting a vote for the authorization of interim and/or short-term borrowing. She explained that the MSBA plans to issue up to \$500 million in short-term debt in May or June.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

**Authorization for Interim and Short-Term Borrowing**

VOTED: That the Executive Director is hereby authorized to provide for the issuance by the Authority of one or more series of notes or bond anticipation notes (the “Notes”) pursuant to Section 208 of the Trust Agreement dated as of August 1, 2005 (as amended, supplemented and restated, the “Trust Agreement”) between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”) in an aggregate principal amount not to exceed \$500,000,000 in anticipation of the Dedicated Sales Tax Bonds authorized pursuant to a vote of the Board on February 13, 2020 or in anticipation of the receipt of Pledged Funds, and in furtherance thereof the Executive Director is hereby delegated all powers of the Authority under Section 3B of Chapter 70B of the Massachusetts General Laws.

VOTED: That the Executive Director is authorized to issue such Notes as subordinate notes under the Trust Agreement and that in connection with the issuance of such Notes, the Executive Director is hereby authorized to (i) establish a line of credit program for the Authority from one or more banks to be selected by the Executive Director secured by such Notes, (ii) enter into one or more agreements with financial institutions with respect to the direct purchase of such Notes, or (iii) provide for a negotiated or competitive sale of such Notes to the capital markets;

VOTED: That the Executive Director and such other officers of the Authority as the Executive Director may designate, acting singly, upon the advice of the Authority’s bond counsel or disclosure counsel, are hereby authorized to do all acts and things and to execute and deliver any and all documents, certificates and other instruments necessary or desirable in connection with the transactions contemplated hereby, including without limitation a notice of sale or purchase contract providing for the sale of bonds, preliminary and final official statements with respect to such bonds, continuing disclosure agreements, one or more supplemental trust agreements, agreements with one or more financial institutions providing for a line of credit or direct purchase and one or more agreements providing for the investment of proceeds.

The Chair commented that there may be elements of the CARES Act that can help municipalities.

Mr. Sullivan commented that the funding that the Commonwealth will receive from the CARES Act will not come close to what the Commonwealth needs.

Mr. Cronin commented that the funding in the CARES Act that will go to the Commonwealth cannot go towards revenue loss. He noted that it makes a lot of sense to vote on this authorization.

There being no more discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes

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Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

Then, the Chair thanked everyone for their participation and cooperation.

The Chair asked for a motion to adjourn the meeting. A motion was made by Ms. Kwan and seconded by Ms. Vanderhoef.

There being no discussion, the Chair asked for a roll call vote of the Board.

**Roll Call Vote:**

Anne Brockelman – Yes  
Terry Kwan – Yes  
Sheila Vanderhoef – Yes  
Sean Cronin – Yes  
Matt Deninger – Yes  
Greg Sullivan – Yes  
Deborah Goldberg – Yes

**The motion passed – 7 in favor, 0 against, 0 abstaining.**

The meeting was adjourned at 12:30 p.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- February 13, 2020 Board Meeting Minutes
- March 19, 2020 Board Meeting Minutes
- Invitation to Feasibility Study
- Re-Categorization of Previous Board Invitation from Eligibility Period to Feasibility Study
- Project Funding Agreement Recommendations for the Accelerated Repair Program
- Recommendations for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director Report
- Post Occupancy Evaluation Program Recommendation
- Recommendation to Execute Master Services Agreements for Technical Review Services
- Project Overview Report
- Sales Tax Collection Update

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- Grant Payments Update
- FY20 Budget Update
- Update on Financing Transactions
- Authorization for Interim and/or Short-Term Borrowing