The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Massachusetts School Building Authority
Board Meeting Minutes of December 12, 2025

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on December 12, 2025. The meeting was held remotely via Zoom.

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

Others Present: James MacDonald, Chief Executive Officer; Mary Pichetti, Executive Director/Deputy Chief Executive Officer; Jennifer Gonzalez, Deputy Executive Director; Mike McGurl; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Kathleen Andrade; August Knuth; Casey Phillips; Nicholas Govostes; John Crisley; Chris Alles; Karl Brown; John Jumpe; Elena Seiti; Katie DeCristofaro; Michael Rodino; Julie Leonard; Miriam Vazquez; Vladislav Nivorozhkin; 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 10:00 AM and asked if anyone was recording the meeting, to which Christine Nolan responded saying that a resident of Medfield, MA, would be recording some or all of the meeting.

The Chair explained that the meeting is being held in accordance with Chapter 30A of the Massachusetts General Laws and 940 CMR 29.03, but subject to Chapter 2 of the Acts of 2025, 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: (1) approve the minutes from the October 29, 2025, Board of Directors meeting; (2) invite fifteen (15) 2025 Core Program Statement of Interest applicants into Eligibility Period; (3) invite six districts into Feasibility Study; (4) remove one project from the Accelerated Repair Program; (5) execute project funding agreements for nine projects from five (5) districts in the Accelerated Repair Program, with an estimated maximum total facilities grant of approximately $24 million; (6) authorize two proposed projects to proceed into Preferred Schematic Design, with an estimated $250 million in total construction costs; and (7) invite one district to enter in to a Project Scope and Budget Agreements for one proposed project with Estimated Maximum Total Facilities Grants of approximately $71 million.

The Board will also be voting to approve five (5) final audits from four districts with a Final Total Facilities Grant of approximately $219.5 million. Additionally, the Board will be voting on an amendment to the MSBA office lease.

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Finally, the Board will receive updates from the Executive Director, Capital Planning, and Finance staff.

Approval of October 29, 2025, Minutes

The Chair asked for a motion to accept the minutes of the October 29, 2025, Board meeting. A motion was made by Ms. Vanderhoef and seconded by Ms. McKenzie:

Approval of the Minutes of October 29, 2025, Board Meeting

VOTED: That the Board of Directors at the Massachusetts School Building Authority hereby approves the Minutes of the October 29, 2025, Board Meeting.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Project Updates

Invitation to Eligibility Period

Next, MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to invite the following fifteen (15) districts into Eligibility Period: the Town of Arlington for the Ottoson Middle School, the Town of Avon for the Ralph D. Butler Elementary School, the City of Boston for the Madison Park High School, the Town of Cohasset for the Cohasset High School, the Town of Falmouth for the Lawrence School, the Town of Foxborough for the Charles Taylor Elementary School, the Gill-Montague Regional School District for the Sheffield Elementary School, the Town of Holliston for the Holliston High School, the Mohawk Trail Regional School District for the Mohawk Trail Regional Middle/High School, the Town of Norfolk for the Freeman-Kennedy School, the Town of North Reading for the J. Turner Hood Elementary School, the Town of Seekonk for the Dr. Kevin M. Hurley Middle School, the City of Springfield for the Washington Elementary School, the Town of Weston for the Weston High School, and the Town of Winchester for the Francis J. Muraco Elementary School.

She explained that the MSBA received 27 Statement of Interest ("SOI") submissions filed by 21 districts in 2025 under the Core Program.

At the July 30, 2025, Facilities Assessment Subcommittee ("FAS") meeting, staff reported that the 2025 SOI due diligence process commenced when the SOI system closed on April 13, 2025. Staff

recommended 17 SOIs for further review, 14 of which were senior study candidates with on-site visits conducted in September 2025. The remaining 3 of 17 were desktop reviews combining a call with the district in October 2025, follow-up information previously collected during 2023 and 2024 senior studies and any updated information in their 2025 SOIs.

At the November 12, 2025, Facilities Assessment Subcommittee ("FAS") meeting, staff recommended 15 SOIs for invitation into Eligibility Period and recommended maintaining the 10 "No Further Review Recommendations," as established at the July 30th FAS meeting. The Subcommittee also recommended transferring an additional two SOIs post-senior study to the category of "No Further Review Recommended," for an overall outcome of 12 No Further Review Recommendations and 15 Further Review Recommendations.

Ms. DeCristofaro then provided a summary of the 15 SOIs that staff are recommending for the Board to invite into Eligibility Period. Based on the due diligence completed to date, Ms. DeCristofaro then formally requested that the board authorize the 15 recommended districts and schools to receive an invitation to Eligibility Period.

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

Vote on Inviting Communities to Eligibility Period

VOTED: That the Board approves each District and School that is listed on Exhibit A for invitation into the Eligibility Period subject to the conditions that are set forth in Exhibit A; that the Executive Director is hereby authorized to commence the Eligibility Period for each such District and School upon the date of such District's and School's separate Eligibility Period Commencement Date as set forth in Exhibit A; and that the Executive Director is hereby further authorized to do all acts and things, to execute and deliver any and all documents and agreements, and to expend funds necessary or desirable in connection with inviting each of these communities into the Eligibility Period and to commence the Eligibility Period.

Before inviting comments from the invited districts, the CEO clarified that the individual recording the December 12, 2025, Board meeting was an individual named Christine McCue Potts. The CEO then kindly requested that each district's speaking representative keep their comments brief due to the robust agenda for this Board meeting.

The Chair then invited the districts to speak.

State Representative, Sean Garballey, expressed his strong support for Arlington and requested that the Board move the project forward. He stated that there was a strong relationship with the Chair and thanked her. He stated that the MSBA staff is incredible and that their professionalism is unmatched. He said that he was grateful and that the project was strongly supported throughout the community of Arlington. Then, Arlington's Town Manager, Jim Feeney, stated that it was a privilege and expressed appreciation and gratitude for the invitation. He said it was exciting news, and that it will return resounding cheers from people in the building. He then stated that he has already heard the impact of the new high school building on students. State Senator Friedman also sent a letter of support.

The Superintendent of Avon, Lori Jodoin, expressed her sincere appreciation to the Board and staff. She stated that it was an important opportunity to address longstanding problems. She stated that she looked forward to moving forward in process and that the school is a cornerstone of the community and the only elementary school in town. State Representative Galvin submitted a letter of support.

Boston's Mayor, The Honorable Michelle Wu, thanked the MSBA for all that they do every single day. She then thanked all the public servants from across the Commonwealth that were on the meeting. She stated that she knows the impact that MSBA partnership has for schools across the Commonwealth, and that some of the most exciting developments have been because of MSBA support, mentioning Boston Arts Academy, and the Carter School, for which she said she is grateful every day. She stated that she appreciates the intense due diligence and design expertise from the MSBA, and then remarked that Madison Park is the only Boston vocational/technical high school and that presently, it is underserving the brilliance of its students. The Mayor stated that this partnership makes a huge difference and provides a crucial investment in the Greater Boston region and is key to the future of jobs in Boston. Boston's Superintendent, Mary Skipper, then expressed that she agreed with the Mayor's comments and thanked the CEO, the Executive Director, and the Mayor. She stated that she has seen the impact in Boston, which is significant. She remarked that she began working in the district in 1989 and that, even then, there were dreams and visions of the Madison Park School as center of the Massachusetts community. She stated that the school project is very exciting to the entire community.

Following the comments from Boston, district representatives who needed to leave the meeting early were allowed to speak out of order.

State Senate President, Karen Spilka spoke on behalf of Holliston, thanking the Chair, CEO, Executive Director, as well as Director of External Affairs, Maria Puopolo, and Katie DeCristofaro for all they do for kids and schools, as well as for the Commonwealth. She stated that Holliston is in the sixth cycle of applying for support, and that Holliston supports their school.

Senator Spilka also spoke on behalf of Natick, expressing that she was disappointed that Natick is not being invited to Feasibility Study. She mentioned the failures of the school, stating that its construction predated the ADA law. She remarked that it was never designed to meet the needs of today, and that there is no special education or multilingual space. She stated her belief that acceptance into Feasibility Study is required as the next step.

The Chair then thanked the Senator for her comments and expressed that she wished we could accept all applicants and hopes that Natick can be addressed soon.

Next, the Mayor of Springfield, Dominic Sarno, began by wishing everyone a happy holidays. He thanked everyone for the outstanding relationship and stated that he looks forward to continuing a great partnership and building great schools. Next, the Superintendent of Springfield, Dr. Sonia Dinnall, thanked the MSBA for the invitation and stated that she enjoys Springfield's longstanding relationship with MSBA and that families have benefited greatly from this partnership.

The Superintendent of Cohasset, Sarah Shannon, extended her sincere gratitude for the Board's consideration, and thanked State Senator O'Connor and State Representative Meschino for their support. She stated that this was an important moment for Cohasset and that it brings real hope and possibilities to the district. She thanked the entire Board, stating she was excited for this journey. A joint letter of support was submitted by State Senator O'Connor and State Representative Meschino.

The Superintendent of Falmouth, Lori Duerr, thanked the Board for their consideration, stating that there is strong support from the Town of Falmouth. She thanked the MSBA for their support and stated that she looks forward to working collaboratively.

The Superintendent of Foxborough, Amy Berdos, acknowledged everyone on the call and stated that she was happy to be there, this being Falmouth's fourth submission. She stated that they had the full support of the Town and the School Committee, and that Falmouth takes care of their schools. She further stated that she looks forward to collaborating with the MSBA. Letters of support were submitted by State Senator Feeney and State Representative Chaisson.

State Senator Jo Comerford spoke on behalf of the Gill-Montague Regional School District and thanked the MSBA, who she says consistently shows up for the district. She expressed her gratitude, stating that there was robust support coming from the community and the committees in the region. She recognized the school leadership on the call and then stated that it was nice to hear from the Chair. Next, School Committee member Steve Ellis, expressed his excitement at the school being considered. He stated that he sees the opportunity for a unified elementary school to serve the community. He stated that he sees the MSBA's support as a tremendous win and believes that it is the most compelling project before the Town. He stated that he believes they are well positioned, with MSBA support, to meet the needs of students for generations to come. He stated that the district and member towns have a strong relationship, and do not have tension amidst their regional school district. He thanked the Board for the opportunity to speak and for the work that the MSBA does. State Senator Comerford also submitted a letter of support.

The Superintendent of Holliston, Dr. Susan Kustka, thanked State Senator Spilka for her continued support and expressed her deepest gratitude to the MSBA. She stated that the high school is a flagship of the community and that she is incredibly excited to formally partner together. Additionally, a letter of support was submitted by State Representative Arena-DeRosa.

The Superintendent of the Mohawk Trail Regional School District, Sheryl Stanton, thanked the Board for the opportunity to speak and for the MSBA staff that visited the district and schools. She mentioned hardships of rural schools and towns and remarked that this partnership will help meet needs of students in the district, then mentioned that the middle school students that were walking by the classroom she was working in were grateful as well. Additionally, a letter of support was submitted by State Representative Sabadosa.

The Superintendent of Norfolk, Dr. Ingrid Allardi, thanked the Board and discussed that Norfolk is a small suburban district with increased enrollment over the last several years and mentioned that this is their fifth time applying to the program for the Freeman-Kennedy School. She mentioned that Norfolk has worked successfully with MSBA on two projects in the past and that they appreciate the

skill and expertise of MSBA staff. She expressed that she is hopeful that the project will be approved and stated that the MSBA has a great reputation in the town and thus hopes the project will be supported.

The Superintendent of North Reading, Patrick Daly, thanked the Chair and all of the MSBA. He expressed his excitement, stating he has worked with the MSBA in the past on the L.D. Batchelder School and the North Reading High School. He stated that this project will allow them to move forward away from modular units. A joint letter of support was submitted by State Senator Tarr and State Representative Jones.

The Superintendent of Seekonk, Rebecca Kidwell, **s**hared her excitement and gratitude for this opportunity. She expressed that she is grateful for the guidance and partnership of the MSBA and thanked the Board for their consideration. A joint letter of support was submitted by State Senator Dooner and State Representative Howitt.

State Representative Alice Peisch, speaking on behalf of Weston, expressed her gratitude to the Board and MSBA staff for their hard work, time, and attention. She recognized the many staff members who came out to see the school, as well as the ongoing communications from Mary Pichetti, Maria Puopolo, and others at the MSBA. Next, Weston School Committee member Ken Newberg thanked the Chair and the Board and then recognized the school's Facilities Director, Gary Jarobski. He stated that there is a proud history of the Weston community robustly supporting education, as well as a long and successful history working with MSBA. State Representative Peisch also submitted a letter of support.

The Superintendent of Winchester, Dr. Frank Hackett, **t**hanked the Chair, the MSBA Board, and the MSBA staff stating that they have helped the district transform, with this being the fifth of seven schools to be part of MSBA's program.

The Chair remarked she understood Winchester's pain in having to wait until last, as her children receiving diplomas had to wait until the end of the alphabet.

The Chair then called for discussion from the board. Mr. Deninger remarked that Ms. Kwan, who was absent from the meeting that day, would be disappointed if he didn't make a comment, and expressed a warm welcome to all the districts. He said that there were words of wisdom learned over the years, namely that form should follow function and that they should think deeply about their education plans and programs as well as the future. He expressed that the districts should think about what their communities want, and that the voice of their educators should shine though. Mr. Deninger remarked that the districts have a lot of support, that the MSBA knows what they're doing and that districts should work with them and use their expertise.

Mr. Deninger expressed that the districts had his support and then indicated that, as a resident of North Reading, he would be choosing to abstain from voting on this item.

MSBA General Counsel, Christine Nolan, informed Mr. Deninger that his abstention could be limited to North Reading and that he could still vote regarding the other 14 districts. She then informed the

Chair that a new motion would need to be made, reflecting the adjusted roll call vote for North Reading.

The Chair asked for a new motion, and the adjusted motion was made by Ms. Vanderhoef and Seconded by Ms. McKenzie:

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

Roll Call Vote With Respect to All Districts Listed in Attachment B

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes to all but North Reading, Abstained for North Reading.
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining for all Districts listed in Attachment B other than North Reading for which Mr. Deniger abstained.

Invitation to Feasibility Study

Next, MSBA Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize six districts to proceed into the Feasibility Study phase.
She noted that the districts were invited into Eligibility Period on December 13, 2024, and have completed all the necessary prerequisites, including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic design funds to proceed. Ms. DeCristofaro then described the six projects as follows:

The first district under tab three for consideration is the Town of Medfield and the Dale Street Elementary School. Staff will be working with the district to study options that maintain the facility's current grade 4-5 configuration for 460 students.

The second district for consideration is the Town of Natick and the Memorial Elementary School. Staff will be working with the district to study options that maintain the facility's current grade K-4 configuration plus neighborhood Pre-K for 570 students.

The third district for consideration is the City of Pittsfield and the Crosby Elementary School. Staff will be working with the district to study the following three options: (1) 220 students in the facility's current grade K-4 configuration, plus neighborhood Pre-K; (2) 445 students in grades K-4, plus neighborhood Pre-K, consolidating the Crosby Elementary School with the Silvio O. Conte Community Elementary School; and (3) 600 students in grades K-4, plus neighborhood Pre-K, consolidating the Crosby Elementary School with the Silvio O. Conte Community Elementary School, and the Stearns Elementary School.

The fourth district for consideration is the Town of Plymouth and the Hedge Elementary School. Staff will be working with the district to study the following two options: (1) 540 students in the

facility's current grade K-5 configuration, plus neighborhood Pre-K; and (2) 805 students in grades K-5, plus neighborhood Pre-K, consolidating the Hedge Elementary School with the Cold Spring Elementary School.

The fifth district for consideration is the Town of Shrewsbury and the Shrewsbury High School. Staff will be working with the district to study options that maintain the facility's current grade 9-12 configuration for 1,940 students.

The final district for consideration is the Town of West Springfield and the John Ashley Elementary School. Staff will be working with the district to study the following two options: (1) 170 students in the facility's current configuration of Kindergarten, plus Pre-K; and (2) 545 students in grades K-5, plus pre-K, consolidating the John Ashley Elementary School and the John R. Fausey Elementary School.

Ms. DeCristofaro then stated that, based on the completion of the Eligibility Period requirements, staff recommend that the Board vote to authorize these six districts to proceed into Feasibility Study.

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

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 B, for each of the schools listed in Exhibit B attached hereto; and 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 B.

Before moving on to district remarks, the CEO requested that districts limit their comments to only a minute or two, as the first portion of the meeting took a long time and there was a large agenda forthcoming and that he appreciated everyone's consideration.

The Chair then called for district remarks.

Medfield's Superintendent, Dr. Jeff Marsden, thanked the Chair, Board, and staff for the wonderful opportunity. He stated that the current building does not meet the needs of modern elementary students and that the staff are excited.

State Representative David Linksy expressed his strong support for the Memorial School project in Natick, stating that the MSBA has been wonderful throughout their long proud working relationship. Everything has been on time and on budget. Superintendent, Dr. Melissa Spash, then expressed her gratitude for the partnership between Natick and the MSBA and for the consistent support from State Representatives Spilka and Linsky. State Representative Linksy also submitted a letter of support.

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Interim Superintendent of Pittsfield Schools, Dr. Latifah Phillips, thanked the Board and State Representative Farley-Bouvier. She expressed the district's gratitude to the Authority, stating that this was an important step towards equity for the district and will serve students with the greatest need. She also expressed her appreciation of staff, stating that they have been supportive throughout the entire process. A joint letter of support was submitted by State Representative Farley-Bouvier and Mayor Peter Marchetti, as well as a letter from Dr. Latifah Phillips.

State Representative Michelle Badger thanked MSBA on behalf of Plymouth for their support in this project as well as a previous project in the district stating that she was excited for what the school will be able to provide to students. Dr. Chris Campbell, Superintendent of Schools, thanked State Representative Badger, stating that she was a champion for education throughout her career. He extended his sincere appreciation for considering the project, stating that the district has benefited from MSBA partnership which shows just how much can be achieved when they come together. He explained that this project benefits one of the most economically diverse neighborhoods and that he is deeply grateful for continued guidance and partnership. Additionally, a joint letter of support was submitted by State Senator Fernandes and State Representatives LaNatra and Badger.

Superintendent of Shrewsbury schools, Dr. Joseph Sawyer, expressed gratitude to the Board, remarking that they have previously been able to accomplish two core projects on time and under budget, with those schools now being model schools. A joint letter of support was submitted by State Senator Moore and State Representative Kane.

Mayor William Reichelt of West Springfield expressed his gratitude to the board and expressed his appreciation of the work of everyone on the MSBA and the committee in West Springfield. State Senator Velis submitted a letter of support.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Project Removal from Accelerated Repair Program

Next, MSBA Senior Capital Program Manager, Elena Seiti, explained that the next vote in today's meeting is for the removal of the Dedham High School from the Accelerated Repair Program ("ARP"). The Town of Dedham received an invitation for a partial roof replacement project at the Dedham High School. Subsequent to the invitation, the district learned that the age of the majority of the invited roof section was different than originally reported and did not meet the qualifying age

criteria for the 2024 Program. Following further review and consideration, the School Committee voted to withdraw the SOI on October 7, 2025. The district has also executed a Declaration of Removal of a Statement of Interest.

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

Vote on Removing the Town of Dedham's Statement of Interest From the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 30, 2024, the Board voted to invite the Town of Dedham to participate in the MSBA's Accelerated Repair Program for the Dedham High School; and, whereas, as described in the materials attached hereto as Exhibit C, the Town of Dedham has notified the MSBA that it has decided not to further pursue its Accelerated Repair Statement of Interest or Accelerated Repair Program invitation for the Dedham High School, the Board hereby removes the Town of Dedham's Accelerated Repair Statement of Interest for the Dedham High School from the MSBA Accelerated Repair Program and authorizes the Executive Director to do all acts necessary and execute and deliver any and all documents and agreements in connection with such removal.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Authorization to Execute Project Funding Agreement – Accelerated Repair Program, Estimated Maximum Total Facilities Grants of $24,762,685

Next, MSBA Senior Project Manager, John Crisley, explained that staff are recommending that a combined project Funding Agreement be executed for nine schools across five districts under the Accelerated Repair Program, with the combined total Estimated Maximum Total Facilities Grants equaling $24,762,685.

The Senior Project Manager explained that, prior to today's Board Meeting, MSBA staff received Schematic Design submissions from five districts representing nine schools. The school projects combine for six roof replacement projects and two window and door projects. MSBA staff have reviewed the existing conditions analysis and proposed schedules provided by the districts, and have discussed the scope and budgets with the districts and their consultants. The districts have provided combined Total Project Budgets of approximately $46 million, which include total construction

estimates of approximately $36 million ($36,045,924). The combined Estimated Maximum Total Facilities Grants for these projects are $24,762,685. Including potentially eligible project contingencies, the combined Maximum Facilities Grants are $25,902,010.

The CEO then remarked that, for the accelerated repair projects listed, the Board will forego asking for comments from districts, and instead the Director of External Affairs Maria Puopolo would share district Remarks.

Ms. Puopolo remarked that, on behalf of Boston Schools, Mayor Wu had given her remarks during an earlier portion of the meeting. Ms. Puopolo then stated that letters of support had been received from Representative Comerford on behalf of Gill-Montague Regional School District, from Representatives Kassner, Kerans, and Bowen on behalf of Hamilton-Wenham, a joint letter of support from State Senator Velis and State Representative Duffy on behalf of Holyoke, and a joint letter of support for Mendon-Upton had been received from State Senator Fattman, and State Representatives Murray and Moradian, as well as a letter of support from the Superintendent of Schools, Maureen Cohen.

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

Vote to Authorize the Executive Director to Execute a Project Funding Agreement for the 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 the Proposed Projects shall be further defined in a Project Funding Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Funding Agreement with the District set forth below, in such forms as the Executive Director may determine to be acceptable, and expend funds in accordance with such Project Funding Agreement, in accordance with the following:

District	School	Scope	Total Project Budget	Estimated Maximum Facilities Grant	Maximum Total Facilities Grant
Boston	Edward Everett Elementary School	Windows/ Doors	$2,827,974	$1,335,916	$1,390,191
	Hugh Roe O'Donnell Elementary School	Roof	$1,309,345	$636,679	$661,146
	Richard J. Murphy K-8 School	Windows/ Doors	$3,594,145	$1,845,611	$1,918,431

	Thomas J. Kenny Elementary School	Roof	$1,653,539	$839,604	$874,217
Gill-Montague	Gill Elementary School	Roof	$3,798,129	$2,412,054	$2,512,557
Hamilton-Wenham	Hamilton-Wenham Regional High School	Roof	$10,296,345	$4,454,244	$4,685,490
Holyoke	Lt. Clayre Sullivan Elementary School	Partial Roof	$6,739,962	$4,934,536	$5,168,448
	Maurice A. Donahue Elementary School	Partial Roof	$5,753,418	$4,217,664	$4,409,088
Mendon-Upton	Nipmuc Regional High School	Roof	$10,418,630	$4,086,377	$4,282,442
		Total	**$46,391,487**	**$24,762,685**	**$25,902,010**

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Recommendation for Preferred Schematic Design

Next, the MSBA's Director of Project Management, Chris Alles, explained that the Board is being asked to approve the Preferred Schematic Design for City of Marlborough. The City of Marlborough is proposing to replace the existing Raymond C. Richer Elementary School with a new facility on the site of the existing school.

The proposed school is designed for 950 students in Kindergarten through grade 5 and includes an Estimated Total Project Budget of approximately $169.2 million dollars, with an estimated total construction budget of approximately $130.3 million dollars.

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

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Vote on Moving the City of Marlborough to Preferred Schematic

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 Marlborough with, in concept, the development of schematic designs for a new facility serving students in Kindergarten through grade 5, on the site of the existing Richer Elementary School, 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.

The CEO then remarked that the districts were being allotted time to make remarks for this section of the meeting. The Chair then called for district comments.

Marlborough Mayor, Christian Dumais, expressed his gratitude to the MSBA board, having seen the pride and joy on prior school projects. He stated that he looks forward to a continuing successful partnership. Additionally, a letter of support was received from State Senator Eldridge.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Next, Mr. Alles explained that the Board is also being asked to approve the Preferred Schematic Design for Town of Swansea. The Town of Swansea is proposing to replace the existing Joseph Case Junior High School with a new facility on the site of the existing Joseph Case High School.

The proposed school is designed for 510 students in grades 6-8 and includes an estimated total project budget of approximately $152.4 million dollars, with an estimated total construction budget of approximately $120.5 million dollars.

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

Vote on Moving the Town of Swansea to Preferred Schematic

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 Town of Swansea with, in concept, the development of schematic designs for a new facility

> serving students in grades 6 through 8, on the site of the existing Joseph Case Junior High School, 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.

The Chair then called for district comments.

Swansea Superintendent, Scott Holcomb, thanked the MSBA for all they have done in the past and present, and for all they will do in the future. He then thanked the project team and remarked on the project architect's exemplary work so far. A joint letter of support was received from State Senator Rodrigues and State Representatives Howitt and Thurber.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Invitation to Project Scope and Budget: Estimated Maximum Total Facilities Grants of $71,052,401

Next, the MSBA's Design Director, Karl Brown, explained that the Board is now being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of West Bridgewater for a potential project to consolidate the student populations of the existing Rose L. MacDonald Elementary School, the Howard Elementary School, and the Kindergarten population from the Spring Street School with a new facility on the site of the existing Rose L. MacDonald Elementary School.

The proposed project has a design enrollment of 1,075 students in Kindergarten through grade 6.

The district provided a Total Project Budget of approximately $169.6 million dollars, which includes a total construction budget of approximately $131.9 million dollars.

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

Vote to Authorize the Executive Director to Execute a Project Scope and Budget

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Agreement and Project Funding Agreement with the Town of West Bridgewater

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to consolidate the student populations of the existing Rose L. MacDonald Elementary School, Howard Elementary School, and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6 on the site of the existing Rose L. MacDonald Elementary School, 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 West Bridgewater, in such forms as she may determine to be acceptable, for the Rose L. MacDonald Elementary School project at a reimbursement rate of sixty and twenty-four hundredths percent (60.24%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $71,052,401 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 $72,244,307 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.

The Chair then called for district Comments.

West Bridgewater's Superintendent of schools, Mark Bodwell, expressed gratitude for the partnership and collaboration throughout the process thus far and expressed his excitement at the opportunity to move forward. He thanked the MSBA and the Board for their continued support and partnership.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Audit

MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 733 Capital Pipeline Program Projects, including the five projects subject to a vote today, altogether representing approximately $10.1 billion in submitted and audited costs.

She continued by explaining that the MSBA has also audited submitted costs for 237 projects currently submitting monthly requests for reimbursement. Based on the Total Project Budget information and submitted costs to date for approved projects, the MSBA estimates that approximately $5.1 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged $147 million over the 12 months preceding this Board meeting, and that the total amount submitted and audited during this 12-month period equals approximately $1.76 billion.

Approval of Final Audits with no appeals, New Program MSBA grants of $219,548,593

The MSBA's Director of Audit explained that the Board is being asked to approve five Capital Pipeline Program audits listed on Exhibit D. She explained that the total combined grant amount for these five projects is $219,548,593 and that, as a result of the final audits for these projects, $6.6 million is being restored to the authorization cap.

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

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 the projects listed in the spreadsheet attached hereto as Exhibit D 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
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Due to time constraints, the CEO indicated a desire to proceed through the remainder of the agenda out of order, first with Finance, followed by Legal, and then concluding with the updates from the Executive Director.

Finance

FY25 Audited Financial Statements - Update

The Director of Audit, Miriam Vazquez, then gave an overview of the results of MSBA's fiscal year 2025 Financial Audit ("FY25 Audit"). The Director of Audit reported that, as a component of the required communications of the audit process, the MSBA's independent auditor, RSM US LLP ("RSM"), meets with the Administration, Operations, and Finance ("A, O&F") Subcommittee to present their findings and discuss the audit process with members of the subcommittee without MSBA staff present. This presentation and discussion occurred at a meeting of the subcommittee on December 2nd.

The Director of Audit stated that, following today's Board Meeting, the FY25 Financial Audit and Management Representation letter will be finalized. MSBA staff will submit a copy of its finalized FY25 Audit and Annual Report to its Trustee bank for distribution to the marketplace in compliance with its continuing disclosure obligations. In addition, a copy of the audited financial statements will be sent to the comptroller's office. She then referenced an itemized list of required communications associated with the audit and reported that there were no repeat findings by RSM in this year's audit from last year's audit, and one minor audit reclassification.

The Director of Audit explained that there were two GASBs adopted for FY25: No. 101, Compensated Absences (GASB101) and No. 102, Certain Risk Disclosures (GASB102). She explained that GASB101 is effective for governmental entities in fiscal years beginning after December 15, 2024, and requires that liabilities for compensated absences be recognized for both unused leave and leave that has been used but not yet paid. She then explained that GASB102 is effective for fiscal years beginning after June 15, 2024, and improves financial reporting, providing users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. She reported that neither of these GASB had a significant impact on the FY25 audited financial statements and that there were no Significant issues identified.

The Director of Audit closed her overview of the FY25 Audit by presenting the results of this year's audit of the MSBA by RSM, which involved one audit reclassification which was made to the original trial balance presented to RSM at the commencement of the FY25 audit process, no uncorrected misstatements culminating in an unmodified opinion on the MSBA's audited financial statements.

Mr. Cronin congratulated the MSBA on a clean audit and noted that, from the Subcommittee's perspective, this year's audit process was relatively new. He concluded by acknowledging the challenges of undergoing an audit and again extended his congratulations.

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Chief Financial Officer of the MSBA, Mike Rodino, thanked Mr. Cronin and the rest of the Board, and thanked the Director of Audit for leading the Audit. The CFO closed by stating that the success of the audit had to do with everyone's continued assistance and collaboration throughout the year.

FY26 Sales Tax Collection – Update

The CFO presented a PowerPoint and explained that, during the month of October, approximately $109.2 million in sales tax revenues were received from the Commonwealth's SMART fund. This represented an increase of approximately $3.2 million or 2.97% when compared to the month of October 2024. For the fiscal year 26 through October, total sales tax receipts were approximately $426.2 million. When compared to the same period last year, July through October 2024, this represented a decrease of approximately $1.4 million or 0.32%.

The CFO then explained that, on December 10, the MSBA was notified by DOR that the November sales tax collections, which will be received later this month amounted to approximately $102.4 million; this approximates the sales tax revenue received in November 2024 of $102.8 million.

The CFO then showed a slide depicting a graphical representation of the last 5 fiscal years' sales tax revenues by month.

FY26 Grant Payments – Update

Next, the CFO provided an update regarding MSBA grant payments for projects in FY26, noting that, from July 1 to November 28, a total of approximately $337.1 million was paid under the CORE and ARP programs. The total amount paid represented payments covering a total of 99 projects across 77 individual districts. When compared to the FY26 budget of approximately $760 million, approximately $422.8 million remains for payment through the remainder of fiscal year 2026.

The CFO then showed a slide depicting detailed information on the FY26 grant payments by month, as of November 28, 2025. He explained that the slide shows the monthly actual vs. budget by individual program, CORE vs. ARP. He then explained that the total remaining budget of $422.8 million represents 55.64% of the FY26 total budget of $760 million.

Finally, the CFO reiterated that the total spent presented in the slide deck was current as of November 28, 2025 and then went on to explain that, between November 28 and today, an additional $21.8 million in grant payments were made, of which $20.7 million were for the CORE program and $1.1 million was for ARP.

FY26 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with a FY26 budget update. She presented a PowerPoint with the FY2026 budget compared to the actuals for the Total Operating and Capital Budget, Administrative Expenses, Capital Pipeline Support Services, Operating Expenses, and the Grant Program.

Thereafter, the Director of Budget and Finance Administration provided the Board with an overview of Fiscal Year 2026 Spending.

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Legal

MSBA Lease – Amendment

Next, the Executive Director presented on a proposed lease amendment for the MSBA's office space located at 10 Post Office Square in Boston. The amended lease would allow the MSBA to act on their right of first offer regarding additional office space on the fourth floor of the building, which would be utilized to provide additional phone rooms, offices, and workspaces for MSBA staff. The Executive Director displayed a slide depicting a mock-up floor plan of the expanded office space. The Executive Director then requested that the Board authorize the lease amendment.

The Chair remarked that the current space having previously fallen under budget is good news, and that the additional funds can be put towards the additional space. The Executive Director then remarked that they are going to do a full analysis of the difference in crossover in two fiscal years, and that there has been discussion of the distant possibility of a smaller regional office outside of Boston in the future.

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

Vote to Authorize the Executive Director to Negotiate, Enter into, Execute and Deliver a Lease Amendment

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director, or her designee, to negotiate, enter into, execute and deliver an Amendment to the MSBA's existing Lease Agreement with NS Boston III PO Owner, LLC, and all related documents, certificates, and instruments, to incorporate approximately 5,027 additional rentable square feet of adjacent space to the MSBA's existing leased premises at 10 Post Office Square in Boston, Massachusetts, as further detailed in the materials presented to the Board and attached hereto, which Lease Amendment shall be in accordance with the terms and conditions that the Executive Director, or her designee, deems necessary or desirable, and which Lease Amendment will exceed a total cost to the Authority of more than $250,000.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

MSBA Updates

Project Status

After a brief introduction by the Director of Capital Planning, Mike McGurl, MSBA Project Manager, Vlad Nivorozhkin, shared the upcoming bid maps. The MSBA is currently tracking twenty-five (25) projects for filed sub-bidding through 2028. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The 25 projects have a combined total estimated construction budget of approximately $4.22 billion.

For 2025, fourteen (14) projects have received filed sub-bids, with the addition of Quincy Squantum in September and Agawam HS in October.

Since the October Board Meeting, 2025 now has two that have not yet received file sub-bids. These projects have a combined estimated construction budget of about $134 million. The next project to bid will be North Adams followed by Burlington.

2026 now has eleven (11) projects with a combined estimated construction budget of about $1.78 billion, with Berkley and Revere among the first to bid in January. 2027 is presently slated to have 11 projects, with a combined estimated construction budget of about $1.94 billion. Wrentham and Franklin County Regional Vocational Technical School were added following their Preferred Schematic approval at the October Board Meeting. The project count will increase to 12 following today's Board Meeting with the addition of Marlborough. 2028 currently has one project with an estimated construction budget of $364 million, but the project count will increase to two following today's Board Meeting with the addition of Swansea.

Next, the Director of Capital Planning gave an overview of the three-month lookahead, remarking that further updates and Final reporting for all 2025 projects was anticipated for the February Board meeting. In January, sub-bids are scheduled for Berkley, and in February, filed sub-bids are scheduled for Revere.

For 2025 Design Bid Build Bids and Guaranteed Maximum Prices, there is one additional project added to the 2025 bid results table for a total of 10. There remain six projects to report, two of which are proceeding Design-Bid-Build and anticipate general contractor bids in January. The remaining four projects are Construction Manager at Risk and pending their Guaranteed Maximum Prices.

Finally, the Director of Capital Planning presented on Bid Results for the 2025 Core Program. Lynn has reported that they have agreed to a Guaranteed Maximum Price. Unlike prior projects in 2025, the project exceeds its PFA Construction Budget by 16%, which represents about $21.8 million. Part of this overage is due to unanticipated soil conditions that have required ground improvements ahead of the foundation work. The resulting square foot price is $853. For the 10 reported projects, the bid average is $725 per square foot, a small increase since the October Board. Collectively, the average of $725 compares to $783 at Project Scope and Budget. The Director of Capital Planning reiterated that, at Project Funding Agreement, the average for all 16 projects was $803/sf and ranged from $684 to $1,020 per square foot and that the PFA average for the remaining projects is $851 per square foot.

Mr. Cronin asked the Director of Capital Planning whether the City of Lynn would be on the hook for the $21.8 million Construction Budget overage, to which the Director of Capital Planning responded yes, explaining that whenever there is an overage on a Construction Budget, it falls on the district.

School Survey

Next, the Director of Capital Planning gave an overview of the MSBA's work to date developing the school survey. He shared a brief summary of the report that will soon be shared with the Board along with next steps. He first thanked all the districts, their superintendents, school principals, and facility staff for their time and support in this endeavor, and then thanked STV, Cannon Design, and the rest of the consultant team for their ongoing work completing each and every aspect that comes with a report like this. He then thanked all the MSBA staff for their effort and energy through this process.

The Director of Capital Planning explained that, in January 2024, the MSBA issued the 2025 School Survey RFR. At the May 2024 Business Meeting, staff recommended that the Board approve STV partnering with Cannon Design. Since then, staff have been working together as the consultant team has further developed the survey, completed assessments, analyzed the results, and drafted the report. The 2025 School Survey continues the work of the prior school surveys, most recently in 2016, while improving and expanding the data collection.

Prior to issuing the RFR, staff determined that this round of assessments would include all schools, including those recently opened, so as to have a more complete data set.

To more efficiently collect the additional data, STV and Cannon incorporated virtual survey meetings at the district level ahead of the onsite data collection at the individual schools. While many of the goals for this survey included replicating and updating the 2016 data for comparison, much has changed since 2016, particularly how schools are evaluated relative to their mechanical systems and energy use. With expanded information and more schools assessed, the survey still focused on four key areas: (1) Building Conditions; (2) School Environment Conditions; (3) Capacity; and (4) Changes in Enrollment.

Similar to the 2016 survey, staff continue to see improvements in the overall condition of schools across the Commonwealth. Using a Building Condition rating of 1 to 4, with 1 being the best condition, we saw an increase from 84% of schools being rated a 1 or a 2 to 89% of schools.

In the meantime, the number of K-12 students has declined by more than 5% since 2016, with the sharpest losses following the start of the pandemic. In total, state-wide enrollment has gone from 883,000 students to closer to 833,000. Like with any population change, not all communities have experienced declines, but it continues to be the trend for Massachusetts as a whole.

To continue to make data-informed and prioritized funding decisions, the MSBA expanded the 2025 School Survey to more than 375 data points from about 210 data points in 2016. The additional data included further information on HVAC systems and components, energy use, use of alternative energy, and non-classroom program spaces. The Director of Capital Planning explained that staff will soon be sharing a draft with the Board to garner feedback and address any questions.

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In addition to the written report, the MSBA is also working with the consultant team to develop a dashboard for the 2025 results that, following the report, will be posted on the MSBA website using Tableau. The Director of Capital Planning expressed that staff understand the importance and value that this data will have to those beyond just the MSBA and the Commonwealth's school districts and want to be prepared to share the appropriate data efficiently and effectively when ready.

The Director of Capital Planning then thanked the Board for their future feedback on the forthcoming draft report and welcomed any questions from the Board.

The Chair mentioned having seen a drop off in school populations during and after the Covid-19 pandemic, and asked whether we knew why – if it is believed to be due to fewer children or whether students moved to some form of private school, stating that she understands it is different across the state. Mr. Deninger stepped in and offered insight that had been collected by DESE that it is a bit of both. He explained that there has been a long trend of decline in public school enrollment due to low birth rates. He then said that, with the pandemic, a number of families move to either private schools or home schooling and reflected that, with inertia being what it is, that trend continued. He stated that they have started to see a bit of an increase trend and mentioned that there are studies he can provide to the Chair, including one conducted by Boston University.

Executive Director's Report

Next, the MSBA's Executive Director, Mary Pichetti, presented a PowerPoint which went over eight outreach events, two project ceremonies as well as MSBA staff updates.

MSBA staff attended eight different outreach events in November and December of 2025, including: the Massachusetts Facilities Administrators Association's 2025 Fall Conference; a webinar for the Massachusetts Association of School Superintendents and was able to cover various MSBA updates with a focus on tips for filing a Statement of Interest; a roundtable titled Get the Word out: The Communication Ground Rules of Local Ballot Questions which the MSBA hosted; the Massachusetts Association of School Superintendents and Massachusetts Association of School Committees 2025 Annual Joint Conference; the Massachusetts Department of Energy Resources Green Communities + Leading By Example Summit; hosting a booth at the Massachusetts Girls in Trade Eastern conference at Local 103 IBEW; attending the Massachusetts Girls in Trade Western Conference; and the National Council on School Facilities 2025 Annual Conference in Washington DC, which the Executive Director attended along with leaders from over 20 other states who shared their policies and processes as well as challenges.

The Executive Director then reflected on the fact that, despite the different governance structures, the challenges discussed were very similar – declining enrollment, old building stock, different size districts, maintenance and lack of available funding with the majority of the states having very limited assistance and that she looked forward to sharing with the team things that I learned which may be relevant to our program.

Next, the Executive Director discussed two ceremonies that had taken place since the October Board meeting. MSBA Staff attended one groundbreaking for the Charleswood Elementary School

Groundbreaking, where they were joined by Senate President Karen Spilka and Representative James Arena-DeRosa. The new school is designed to be net-zero ready, fully electric and Passive House-certified, serving 1,195 students in grades 2-4. MSBA Staff also attended the Arlington High School ribbon cutting. The new school covers over 400,000 sq. ft., is tracking LEED Platinum and contributes to Arlington's goal of being carbon neutral by 2050.

The Executive Director then provided staff updates, welcoming two new staff members to the MSBA, Arun Krishnamurthy, who has joined the IT Team as Senior Web Application Developer, and Meredith Roberts, who has joined Capital Planning's Program Team as a Project Coordinator. She then congratulated Van Giech, who has accepted a new role as Senior SQL Database and Business Intelligence Developer with the IT Team, and Utsavi Gadani who has accepted a new role as a Project Manager 2 FSD on the Capital Planning Project Team.

On November 7, the MSBA held its first all-staff meeting in its new office at 10 Post Office Square. The agenda was full of informative presentations, exciting updates, and valuable opportunities to connect with colleagues. Staff also enjoyed contributions from many talented bakers who participated in the MSBA Fall Bakeoff.

Finally, the Executive Director thanked the staff for all of their contributions, reflecting that it has been a very successful year with many accomplishments, including the launch of the new heat pump conversion program, the issuance of school grants with the SOI 2025 recommendations for ARP and the Core Program, and the opening of 2026 SOI for the Core program right around the corner. The year was rounded out with the decommissioning of an office the MSBA was in for 17 years and a build-out in a new location. The Executive Director remarked that all staff rose to the occasion to create a wonderful new office space and location.

The Executive Director closed her remarks by expressing gratitude on behalf of the staff for Jim MacDonald's leadership, guidance, and sage advice, by thanking the Board members for sharing their experience and skills which allows the MSBA to continue to build on the MSBA program, and expressing thanks and appreciation to the Chair for her leadership as well. The Executive Director stated that the Chair continues to amaze her with her ability to keep her finger on the pulse of the MSBA program, and for her insights which have always been invaluable. She then added in her personal thanks to the Chair for her support throughout the years, but especially in the last several years as she transitioned to the role of Executive Director. She then wished the Board a happy holiday and healthy new year.

The Chair commended the Executive Director for her engagement in every aspect of what goes on at MSBA, stating that her effort level is always 150%. She states that her catch up discussions with the Executive Director are always detailed, and credits all of her personal knowledge to the efforts of the Executive Director. She thanked the Executive Director, stating that everyone in MSBA feels she has their backs.

Closing Remarks and Motion to Adjourn

The December 12, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the February 25, 2026 meeting.

Before adjourning the meeting, the Chair mentioned that the MSBA is having a holiday party the following week and that all board members are invited. She wished everyone a happy holiday season and reflected that she knows that we are all living through interesting, chaotic times but reminded everyone to remember that the point of this time of year is to appreciate what you have, your family, and the important things in life. She closed her remarks by stating that these are the things that sustain us through tragedy and that keep us focused on what's in front of us.

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

Roll Call Vote:

Anne Brockelman – Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The meeting was adjourned at 12:35 PM.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- October 29, 2025, Board Meeting Minutes
- Invitation to Eligibility Period
- Invitation to Feasibility Study
- Accelerated Repair Program Project Removal
- Authorization to Execute Project Funding Agreement – Accelerated Repair Program
- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Project Overview Report
- Sales Tax Collection Update
- Grant Payments Update
- FY26 Budget Update
- MSBA Lease Amendment