The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

Massachusetts School Building Authority
Board Meeting Minutes of June 24, 2026

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on June 24, 2026. The meeting was held remotely via Zoom.

Members Present: Deborah Goldberg, State Treasurer and Chair; Matt Deninger, Designee of the Commissioner of Education; Terry Kwan, appointed member; 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; Miriam Vazquez; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Kathleen Andrade; August Knuth; Casey Phillips; Nicholas Govostes; Chris Alles; Karl Brown; Sharon George; Elena Seiti; Katie DeCristofaro; Michael Rodino; Julie Leonard; 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 10:01 AM.

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 explained that, per the Commonwealth's Open Meeting Law, MGL, c. 30A §20, any person is permitted to record the open meeting. She then explained that she is obligated to inform attendees of any recording at the beginning of the meeting. The Chair asked the General Counsel of the MSBA, Christine Nolan, whether anyone was known to be recording the meeting. Ms. Nolan responded that nobody was known to be recording the meeting. The Chair then requested that anyone recording the meeting please identify themselves using the "raise hand" feature. Nobody identified themselves.

Finally, the Chair introduced the members of the Board of Directors and then proceeded with the first item on the agenda.

Approval of April 29, 2026, Minutes

The Chair asked for a motion to accept the minutes of the April 29, 2026, Board meeting. A motion was made by Ms. Kwan and seconded by Ms. McKenzie:

Approval of the Minutes of April 29, 2026, Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the April 29, 2026, Board Meeting.

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

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

Roll Call Vote:

Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Deborah Goldberg – Yes

The motion passed – 4 in favor, 0 against, 0 abstaining

Approval of May 27, 2026, Minutes

The Chair then asked for a motion to accept the minutes of the May 27, 2026, Board meeting. A motion was made by Ms. McKenzie and seconded by Ms. Kwan:

Approval of the Minutes of May 27, 2026, Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the May 27, 2026, Board Meeting.

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

Roll Call Vote:

Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Deborah Goldberg – Yes

The motion passed – 4 in favor, 0 against, 0 abstaining

Project Updates

The Director of Capital Planning, Mike McGurl, provided the Board with an overview of recent project removals in the Core and Accelerated Repair programs. He explained that across the October, December, February, and April Board of Directors meetings, there had been six Core project removals and eight Accelerated Repair project removals.

The Director of Capital Planning then explained that all active 2020 Statements of Interest had secured local funding in support of their Project Scope and Budget approvals, and that as of this meeting, there are two outstanding 2022 Statements of Interest that have yet to secure their local funding, Dracut and Old Colony. He then explained that Old Colony was unsuccessful with their second district-wide vote, which had taken place on June 20, 2026. The District submitted a letter to the MSBA on June 23, 2026, confirming that due to the result of that vote, the District will be removing itself from the Capital Pipeline. The MSBA is still waiting to hear from Dracut as to the results of their vote, which took place on June 23, 2026, but that staff will be communicating with the District about the results.

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

The Director of Capital Planning then explained that the Board would be voting on the final three 2024 Statements of Interest, and that following this vote all 19 remaining active projects from 2024 will have been successful in obtaining local funding for their Feasibility Studies.

For FY2026, the MSBA has seen six Core Program removals and 11 Accelerated Repair Program removals, which includes the two Accelerated Repair Program removals being presented to the Board at this meeting. However, the Director of Capital Planning further explained that the Pipeline remains full with nearly 430 projects and, following the increase to the Annual Cap and removal of the Accelerated Repair Program from the Cap, the projects currently in the pipeline utilize all forecasted Cap space through FY2029

Before proceeding with the next project updates, the Executive Director informed the Board that Board member, Anne Brockleman, had now joined the meeting.

Project Removal from Accelerated Repair Program

MSBA Senior Capital Program Manager, Elena Seiti, then presented two Accelerated Repair Program project removals for the Board's approval.

Ms. Seiti explained that the Quaboag Regional School District received an invitation for a window and door replacement project at the West Brookfield Elementary School at the October 29, 2025, Board Meeting. After the invitation, the District informed the MSBA of its decision to remove the Statement of Interest following a vote of the West Brookfield Select Board to withdraw the project due to budget constraints and the potential to consider school closure as part of future planning. As a result, the District has executed a Declaration of Removal of a Statement of Interest for the West Brookfield Elementary School.

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

Vote on Removing the Quaboag Regional School District's

Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 29, 2025, the Board voted to invite the Quaboag Regional School District to participate in the MSBA's Accelerated Repair Program for the West Brookfield Elementary School; and, whereas, as described in the materials attached hereto as Exhibit A, the Quaboag Regional School District has notified the MSBA that it has decided not to further pursue its Accelerated Repair Program Statement of Interest or Accelerated Repair Program invitation for the West Brookfield Elementary School, the Board hereby removes the Quaboag Regional School District's Accelerated Repair Program Statement of Interest for the West Brookfield Elementary 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 Board discussion, the Chair asked for a roll call vote of the Board.

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Deborah Goldberg – Yes

The motion passed – 5 in favor, 0 against, 0 abstaining

Ms. Seiti then explained that the Town of Somerset received an invitation for a window and door replacement project at the South Elementary School at the October 30, 2024, Board Meeting. During Schematic Design, the District determined that the cost associated with the window and door replacement would require a full range of accessibility upgrades that would significantly increase the overall cost of the project, which the District indicated would not be supported locally at this time. As a result, the District has executed a Declaration of Removal of a Statement of Interest for the South Elementary School.

Ms. Seiti then noted that the Town of Somerset remains in the 2024 Accelerated Repair Program, having also received authorization to enter into a Project Funding Agreement for the North Elementary School at the October 29, 2025, Board Meeting.

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

Vote on Removing the Town of Somerset'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 Somerset to participate in the MSBA's Accelerated Repair Program for the South Elementary School; and, whereas, as described in the materials attached hereto as Exhibit A, the Town of Somerset has notified the MSBA that it has decided not to further pursue its Accelerated Repair Program Statement of Interest or Accelerated Repair Program invitation for the South Elementary School, the Board hereby removes the Town of Somerset's Accelerated Repair Program Statement of Interest for the South Elementary 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 Board discussion, the Chair asked for a roll call vote of the Board. Board member, Matt Deninger, joined the meeting in time for the roll call vote on this item.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Invitation to Feasibility Study

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

The first District for consideration is Shawsheen Valley Regional Vocational Technical High School, which benefited from a 30-day extension to its Eligibility Period expiration date. Staff will be working with the District to study the following three options: 1,300 students in the facility's current grade 9-12 configuration maintaining the existing Chapter 74 Programs; 1,645 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs; and a range between 1,300 and 1,645 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs.

The second District for consideration is the South Middlesex Regional School District's Joseph P. Keefe Technical High School. Staff will be working with the District to study the following three options: 875 students in the facility's current grade 9-12 configuration for existing Chapter 74 Programs; 1,350 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs; and a range between 875 and 1,350 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs.

The third and final District for consideration is the Whittier Regional Vocational Technical High School. Staff will be working with the District to study the following three options: 1,280 students in the facility's current grade 9-12 configuration for existing Chapter 74 Programs; 1,500 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs; and a range between 1,280 and 1,500 students in the facility's current grade 9-12 configuration with expanded Chapter 74 Programs.

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

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.

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 B.

The Chair then invited the Districts to speak.

On behalf of the Shawsheen Valley Regional Vocational Technical School District, Superintendent Tony McIntosh thanked the community, local legislature, and local committees for their support and then thanked the MSBA's staff, giving a special shout out to Robin McElaney who he stated helped shepherd them through the process. A joint letter of support was received from state senators Friedman, Barrett, and Finegold.

On behalf of the South Middlesex Regional Vocational Technical School District, Superintendent Jonathan Evans thanked the local legislature for their support including the Massachusetts Senate President Spilka. He closed his remarks by thanking the Board for their consideration. A letter of support was received from State Senate President Spilka.

Finally, on behalf of the Whittier Regional Vocational Technical School District, Superintendent Maureen Lynch thanked the Chair, the Board, the MSBA staff as well as Governor Healy and local leadership within the District, and closed by expressing her excitement at moving on in the process. A joint letter of support was received from State Senators Payano, Finegold and Tarr and State Representatives Vargas, Hamilton, Shand and Ramos, with an additional letter of support from State Representative Kassner.

Board member, Terry Kwan, then welcomed the Districts into the Feasibility phase and gave the Districts advice regarding the development of their education programs, explaining that it is important that District personnel be able to understand and own the processes and educational plans they develop with their consultants. She explained that it is not about how well the plans and programs are written, but rather what is actually being requested in them, particularly during these challenging economic times. She encouraged District members to ask clearly what the costs of these programs will be, both in dollars and in time spent doing professional development for staff to understand these programs.

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
Cassandra McKenzie – Yes
Sheila Vanderhoef – 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 four projects.

The first Project being recommended for preferred schematic design is the proposed addition and renovation of the existing Brockton High School facility in the City of Brockton. The proposed project is designed for 3,640 students serving grades 9-12 and includes an estimated total project budget of approximately $801.4 million, with an estimated total construction budget of approximately $653.4 million.

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

Vote on Moving the City of Brockton 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 Brockton with, in concept, the development of schematic designs for an addition and renovation project at the existing Brockton High School that will continue to serve students in grades 9 through 12; 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 took this time to congratulate all of the districts on their innovative and aspirational programs and recommended incorporating end users feedback and maintaining their developed educational plans throughout the next stages.

The Chair then invited the District to speak.

Brockton High School's principal, Kevin McCaskill, expressed his gratitude for the Board's consideration of the project and expressed how important the project is to the City. He stated he was looking forward to the further advancement of education for the District's students. A letter of support for the project was submitted by State Senator Brady.

The Chair then commended the District on the recent first overall NBA draft pick of Brockton native, A.J. Dybantsa, as well as mentioning the accomplished boxer Rocky Marciano, who also grew up in Brockton.

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
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The next Project being recommended for preferred schematic design is the Town of Chelmsford's proposal to replace the existing Colonel Moses Parker Middle School with a new facility on the site of the existing school. The proposed school is designed for 1,390 students in grades 4-6 and includes an estimated total project budget of approximately $264 million dollars, with an estimated total construction budget of approximately $211.1 million dollars.

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

Vote on Moving the Town of Chelmsford 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 Chelmsford with, in concept, the development of schematic designs to replace the existing Colonel Moses Parker Middle School with a new facility serving grades 4 through 6 on the site of the existing 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 invited the District to speak.

Chelmsford's superintendent, Dr. Jay Lang, thanked the Board, MSBA staff, and the Chair, while expressing his appreciation to the Board for their consideration. He mentioned that determining the preferred schematic design was an important milestone and stated that the project constituted much more than a school building and was a district wide solution. He stated that the project would provide a more equitable distribution of spaces for students and thanked the staff for their guidance which allowed the Town to ask the right questions. He then thanked the Facilities Assessment Subcommittee and repeated the Town's gratitude towards the Board. A letter of support for the project was submitted by State Representative Arciero.

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
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

Matt Deninger – Yes
Deborah Goldberg – Yes

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

The next Project being recommended for preferred schematic design is the Town of Leicester's proposed addition and renovation project on the existing Leicester High School campus, which will include a renovation of the Fuller Academic Building and the Lenfest Animal Clinic and an addition and renovation of the Swan Library facility and Borger Academic Building. The proposed school is designed for 365 students in grades 9-12 and includes an estimated total project budget of approximately $49.1 million, with an estimated total construction budget of approximately $40.3 million.

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

Vote on Moving the Town of Leicester 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 Leicester with, in concept, the development of schematic designs for an addition and renovation project at the Leicester High School that is comprised of the Fuller Campus Center, Borger Academic Building, Swan Library, and Lenfest Animal Health Center on the Leicester High School campus; 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 noted that this project is unique insofar as the town has acquired the campus of a college for their project. She reflected that other communities may have similar opportunities become available to them as some local colleges and universities face financial uncertainty. Ms. Kwan then mentioned that Leicester's project may serve as a template for other communities and encouraged the District to keep careful notes of their process.

The Chair then invited the District to speak.

Leicester Superintendent, Brett Kustigian, thanked the MSBA and indicated that the District will be keeping close notes and that he found it very cool that the Town gets to participate in the program. He then thanked everyone at the MSBA again and gave a shout out to principal McCaskill from Brockton.

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

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The final Project being recommended for preferred schematic design is the Manchester-Essex Regional School District's proposal to replace the existing Essex Elementary School with a new facility on the site of the existing school. The proposed school is designed for 250 students in Kindergarten through grade 5, plus Pre-Kindergarten, and includes an estimated total project budget of approximately $93 million, with an estimated total construction budget of approximately $75.5 million.

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

Vote on Moving the Manchester-Essex Regional School District 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 Manchester-Essex Regional School District with, in concept, the development of schematic designs to replace the existing Essex Elementary School with a new facility serving Kindergarten through grade 5, plus Pre-Kindergarten, on the site of the existing 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 invited the District to speak.

Manchester-Essex Regional School District's Superintendent, Pam Beaudoin, expressed that she is very proud of where the District is in the process and thanked the MSBA for its continued partnership. She then thanked Ms. Kwan for her guidance, which they will incorporate should they need to make adjustments as they continue through the process.

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
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

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

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

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 City of Marlborough for a potential project at Richer Elementary School. The proposed project would replace the existing Richer Elementary School with a new facility on the site of the existing school. The proposed project has a design enrollment of 950 students in kindergarten through grade five. The District provided a Total Project Budget of approximately $162.5 million, which includes a total construction budget of approximately $128.3 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 City of Marlborough

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Raymond C. Richer Elementary School with a new facility serving students in Kindergarten through grade 5, on the site of the existing 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 City of Marlborough, in such forms as she may determine to be acceptable, for the Raymond C. Richer Elementary School project at a reimbursement rate of seventy-eight and eighty hundredths percent (78.80%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $101,618,960 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 $103,134,993 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 invited the District to speak.

Marlborough Mayor, Christian Dumais, thanked the whole MSBA team and discussed what an impact the Project will have on the community, mentioning that he had attended the Story of a Building event that had taken place in Worcester earlier in the year and discussing how impactful that event had been. Mr. Dumais noted that the local school board approved the "Portrait of a Learner" educational program the other night and then reflected on the community's attention to the

developmental future of their students. He stated that the heart of a community is its schools, and that the new school will shape the future. Mayor Dumais stated that the community strives to work together and that he is excited to see positive changes in the District. He closed by thanking the MSBA for the opportunity. The Project received a joint letter of support from State Representatives Gregorie and Gentile as well as an additional letter of support 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
Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Audit

Audit Update

The MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 741 Capital Pipeline Program Projects, including the ten projects subject to a vote today, altogether representing approximately $11 billion in submitted and audited costs.

She continued by explaining that the MSBA has also audited approximately $9.3 billion in submitted costs for the 267 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 $4.4 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged $156 million over the 12 months preceding this Board meeting, and that the total amount submitted and audited during this 12-month period equals approximately $1.87 billion.

Approval of Audits, Capital Pipeline Program

The MSBA's Director of Audit 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 $153,898,024 with about $8 million being restored to the Annual Cap.

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

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

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 C and authorizes the Executive Director to make payments consistent with this vote.

MSBA Director of External Affairs, Maria Puopolo, noted that Revere Superintendent, Dr. Dianne Kelly, would like to share some words on behalf of the District. Dr. Kelly expressed her gratitude to the MSBA and noted that the Accelerated Repair program may seem small relative to the Core program, but that it is substantial to the kids and that it would not have been accomplished without the support of the MSBA.

Ms. Kwan responded, noting that Revere's school professionals are excellent. She further mentioned that she frequently recommends that people consider Revere as a city to move to as it has affordable housing and excellent schools.

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
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

MSBA Updates

Executive Director's Report

The Executive Director started her report by discussing the results of the 17th Annual "My Ideal School" competition, for which a Ceremony was held on June 10, 2026, for the ten first-grade winners, including Grand Prize winner, Molly Regan from Falmouth. The Executive Director remarked that the My Ideal School competition continues to celebrate schools across the Commonwealth and thanked Kim Gainsboro and Martin Bellovoda from M&T Bank for their support of the program, as well the MSBA's Director of External Affairs, Maria Puopolo. The Chair commended the writing and artistic abilities of the contest applicants and winners, all of whom had submitted essays along with their designs.

The Executive Director then discussed recent outreach events that MSBA staff members attended. On May 1st, MSBA Deputy Executive Director, Jennifer Gonzalez and Director of Administration & Operations, Matt Donovan, spoke at the Massachusetts Association of School Committees' virtual Learning Lunch. On May 15th, the Executive Director and the Director of Capital Planning, Mike McGurl, presented at the American General Contractors of Massachusetts "Conversations With

MSBA" event where they discussed numerous topics, including ongoing MSBA school building projects. On May 21st, the MSBA Program team organized a roundtable which included speakers from Eversource and National Grid who are associated with the Mass Save program. Karl Brown presented an update on Green Schools at the roundtable, and the Executive Director thanked MSBA Staff members Diane Sullivan, Elena Seiti, Robin McElaney, and Becca Rokne for putting the program together.

On June 9th, the Executive Director, Deputy Executive Director, and the Director of Capital Planning attended the MA Municipal Energy Summit, hosted by National Grid and held at Holy Cross. The Director of Capital Planning presented at the summit and fielded many great questions from attendees. On June 11th, the Executive Director and the Director of Capital Planning attended an all-staff meeting in Shrewsbury for the Division of Local Services, which they were invited to attend by MSBA Board Member, Sean Cronin.

The Executive Director then shared that the MSBA recently held ceremonies for three groundbreakings and one ribbon cutting. A groundbreaking was held at the Greylock Elementary School in North Adams, which was attended by the Director of External Affairs, Maria Puopolo. A groundbreaking was also held at the Fox Hill Elementary School in Burlington, which was attended by the Chief Executive Officer, the Deputy Executive Director, and MSBA staff members Maria Puopolo, Stefanie Howlett, Dan McDonough, Casey Phillips, and Richard Smith. The MSBA also held a groundbreaking at the North Attleboro High School, which was attended by the Chief Executive Officer, the Executive Director, and MSBA staff members Maria Puopolo and Stephen Garvey. Finally, a ribbon cutting was held at the Dr. Albert B. Consentino Middle School in Haverhill, which was attended by the Chief Executive Officer, the Executive Director, and MSBA staff members Maria Puopolo, Anushka Naik, Lexi Winston, and Esmé Juros. The Executive Director remarked that the MSBA had a successful FY2026 during which 25 new staff members were onboarded. She remarked that one of the biggest focuses in FY2027 will continue to be the recruitment of new staff.

Next, the Executive Director provided the Board with MSBA staff updates. The Executive Director welcomed new staff members, including Jennifer Panacopoulos who started as a Business Analyst with the Administration and Operations team, Susana Wahengbam who also joined the Administration and Operations team as an SQL Database Developer II, Josh Slattery who joined the Human Resources team as an HR Generalist, Aneesha Muthuraj who joined the Project Team as a Project Manager I, and Biss Teelucksingh who joined the Construction Administration Team as a Project Manager II. The Executive Director then welcomed IT Co-Op, Colin Ozturk as well as Finance Fellows Ariana Gajowniczek and Keegan Boyden.

The Executive Director then congratulated Meredith Roberts on receiving her Master's Degree in Public Policy from Northeastern University, as well as Thirtsa Savain on receiving her Master's of Management & Organizational Leadership from Suffolk University and Jennifer Flynn's daughter, Ellery, on her Pre-school graduation. The Executive Director congratulated Casey Phillips who got engaged to her fiancé Jake in April on the West Coast of Ireland, as well as Nick Govostes who recently proposed to his fiancée, Alaina, in Savannah, Georgia. The Executive Director then extended

an additional congratulations to Thirtsa Savain, who married her husband Leroy in May. The Executive Director concluded her report by congratulating the Chief Executive Officer on the recent birth of his granddaughter, Olive, and by thanking the Board.

The Chair remarked that the updates to come would be far less exciting than the Executive Director's Staff Updates and then invited MSBA's Director of Capital Planning to present on Project Status Updates.

Project Status

Director of Project Management, Chris Alles, remarked that the Executive Director's Report would be a tough one to follow before he began providing an overview of the MSBA Staff's Recommendation for Science Lab Guidelines and Science Technology/Engineering ("STE") Area Guidelines Review Services. The Director of Project Management explained how the STE and Science Lab Guidelines were originally established, and explained that staff are interested in learning if, over time and in light of curricular developments, technology or programmatic needs require any adjustments. A Request for Responses ("RFR") was issued in January, and two Responses were evaluated in accordance with the MSBA's internal review process. The goal of the RFR was to hire a consultant to review, evaluate, and make recommendations to our current Science Lab and STE guidelines and potentially perform some on-site observations of previously funded MSBA projects. The Director of Project Management explained that, based on the MSBA's evaluation process, the MSBA is prepared to negotiate with STEM Learning Design for a one-year agreement with the option to extend services for an additional year.

Next, MSBA Director of IT, Sharon George, discussed a proposed Amendment for Azure Cloud Hosting, Support and Related Professional Services. The Director of IT explained that, in 2025, the MSBA conducted a procurement for Azure Cloud Hosting, Support and Related Professional Services. Following the completion of the procurement process, the MSBA entered into an agreement under the Executive Director's delegated authority with Smartronix, LLC for an initial three-year term with the option to enter two additional one-year extensions. The Director of IT explained that MSBA Staff is seeking Board authorization to execute an amendment to expand the scale of professional support services to allow Smartronix to assist with platform updates. She explained that this increased support will help ensure a smooth transition. She then explained that, while the contract was not initially expected to exceed $250k, it may now exceed that amount, thus requiring Board Authorization pursuant to the MSBA bylaws.

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

Authorization to Execute Amendment to Agreement for Azure Cloud Hosting, Support, and Related Professional 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 amendments to the Agreement with Smartronix, LLC for Azure Cloud Hosting, Support, and Related

> Professional Services, as further described in the materials presented to the Board and attached hereto, the cost of which may exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such amendments to be evidenced conclusively by her execution thereof.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Project Overview Report

Next, MSBA Project Manager, Zhanna Pekelis, shared the upcoming bid maps. The MSBA is currently tracking 24 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 24 projects have a total estimated construction budget of approximately $4.14 billion.

Since the April 2026 Board meeting, 2026 now has eight projects that have yet to receive filed sub-bids. These projects have a combined estimated construction budget of about $1.2 billion. The next projects to bid will be Canton, Stoughton, and South Shore Regional in July, followed by Leominster in August.

Looking ahead to 2027, there are now 12 projects with a combined estimated construction budget of approximately $2 billion. This project count will increase to 13 following today's Board Meeting with the addition of Leicester.

2028 has four projects with a combined estimated construction budget of approximately $905 million. The project count will increase to seven following today's Board Meeting, with the addition of Manchester-Essex, Chelmsford, and Brockton.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. Sub-bids are scheduled in July for Stoughton, South Shore RVTSD, and Canton, in August for Leominster, which is the last Design Bid Build project for the year, and in September for North Attleborough. Construction Contracts are expected for Canton in July and for Stoughton and South Shore in September.

The Director of Capital Planning then went over the newest bid results. Revere has reported its Guaranteed Maximum Price, which is below its PFA Construction Budget by close to 4%, representing about $16.5 million. The square foot price has gone from $700 per square foot to $673

per square foot; the Director of Capital Planning noted that at Project Scope and Budget, the total square footage included about 166,000 square feet for the school's parking garage. He remarked that this was a bit of a unique situation.

Reading received three general contractor bids, with the bid falling almost 26% below the PFA Construction Budget. This results in a delta of approximately $26 million. The square foot price went from $826 per square foot to $612 per square foot. He then compared these two bid updates to 2025, where 7 of 15 projects bid below $700 per square foot.

The Director of Capital Planning concluded his update by explaining that, for the eight projects remaining in 2026, seven are Construction Manager at Risk. The average square foot price at Project Scope and Budget was $905 per square foot compared to $810 per square foot for the four projects reporting bid results.

Finance

Sales Tax Collections Update

Next, MSBA Chief Financial Officer, Michael Rodino, presented a PowerPoint and provided an FY2026 sales tax collections update. FY2026 collections through the month of April totaled approximately $1.066 billion, which resulted in a decrease of approximately $2.5 million or .28% less than collections for the period of July through April of FY25. He then presented a slide with a graphical depiction of FY2022 – FY2026 monthly SMART collections and explained that May of 2026's taxes should be deposited by June 30th.

Grant Payments Update

Next, the Chief Financial Officer provided an update regarding MSBA grant payments for projects in FY26, noting that, through June 12th, the MSBA has made $752,941,476 in grant payments, representing about 87.56% of the total revised FY26 budget. These payments were for 145 projects in 105 districts and represent a combination of both Core Program Projects and Accelerated Repair Projects. The Chief Financial Officer then presented a slide which demonstrated the variability of monthly grant payments made in FY26, stating that October had the highest amount of grant payments made and September had the lowest full month; he finished his update by showing a slide comparing monthly budget to actuals for FY26 grant payments as of June 12th.

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.

Ms. Kwan asked whether there was anything that could be done to help the MSBA recruit at the level they would like to. The Chair remarked that Ms. Kwan's question is a perennial one for every organization. The Executive Director responded and stated that the Human Resources Department

and each hiring team have been working very hard to fill the open positions and updated that, overall, recruitment is going well and that going into FY2027 there are 25 open positions.

Guidelines for the Use of Unrestricted Funds

The Deputy Executive Director presented a recommended change to the Guidelines for the Use of Unrestricted Funds to allow for the establishment of a separate liquidity reserve account, which would include approximately 90-days cash-on-hand. The Deputy Executive Director explained that staff will create a plan to replenish the account for when the balance falls and mentioned that the balance held in the Debt Service Funds at the Trustee have declined over the past few years, and that the liquidity reserve will provide more flexibility.

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

Approval of the Massachusetts School Building Authority's
Guidelines for the Use of Unrestricted Funds

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the update to the MSBA Guidelines for the Use of Unrestricted Funds in the same form as attached hereto as Attachment A to the MSBA Guidelines for the Use of Unrestricted Funds Memorandum and authorizes the Executive Director to do all acts and things necessary to implement the update to the MSBA Guidelines for the Use of Unrestricted Funds.

Ms. Vanderhoef asked for an example of how the proposed liquidity reserve will be utilized, and the Deputy Executive Director explained that there would be no restrictions on the use of the funds, with complete flexibility for any legal purpose; this allows the MSBA to handle any changes in expenditures. Ms. Vanderhoef then asked how the account would be funded, and the Deputy Executive Director stated that it would be established in July following this Board approval, and the funds would be taken from unrestricted balances that are already available.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Closing Remarks and Motion to Adjourn

The June 24, 2026, Board meeting minutes were approved by the MSBA's Board of Directors at the August 26, 2026, meeting.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Cassandra McKenzie – Yes
Sheila Vanderhoef – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The meeting was adjourned at 11:29 AM.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- April 29, 2026, Board Meeting Minutes
- May 27, 2026, Board Meeting Minutes
- Project Removal from 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
- Project Overview Report
- Recommendation for "Science Lab Guidelines" and "Science/Technology/Engineering Area Guidelines" Services Consultant
- Recommendation for Azure Cloud Hosting, Support and Related Professional Services
- FY26 Budget Update
- Guidelines for the Use of Unrestricted Funds