

fRose Kennedy Greenway Board Meeting
Thursday, September 24, 2024 - 5:30 - 7:30 pm

Board Members Present: Jessica Hughes, Jennifer Fang, Hilina Ajakaiye, Matt Conti, Carmine Guarino, Kirsten Hoffman

Board Members Not Present: Sayed Saleh, Rebecca Lee, Bradley Snyder

Conservancy Staff Present: Chris Cook, Tracey Cooke, Alex Rogers Pittman, Audrey Lopez, Muiy Okundaye, Bwiza Kironyo, Robert Stiberg, Micheal Dockary, Britt Miller

Conservancy Staff Virtually: Brian Gibbons, Eileen Ong

Board Members Meeting Virtually: Conor Finley, Jenny Morse, John Shea, Rosalind Gorin, Deniz Johnson, Linda See, Midori Morikawa, Mike Carragher, Michael Bonetti

Invited Guests Present: N/A

Members of the Public Present: N/A

Open session

1. **Hilina Ajakaiye called for a motion to approve the minutes from the 5/7/2024 meeting of the Board of Directors. Upon a motion made by Ajakaiye and seconded by Jessica Hughes, the minutes were unanimously approved.**

2. Chris Cook notified the Board that the procurements were previewed by FARMC and referenced Deniz to confirm this review. Cook shared that the Gala/Glow catering contract will stabilize pricing and allow the ability to focus on other aspects of the event.

Upon a motion made by Jennifer Fang and seconded by Matt Conti the Gala/Glow Catering was accepted by a unanimous vote.

Cook spoke on the proposal of overnight security 7 nights a week due to the uptick in the unhoused population occupying the spaces overnight.

Upon a motion made by Jessica Hughes and seconded by Jen Fang the Overnight Security was accepted by a unanimous vote.

Cook updated on the masonry contract status and stated that the current remaining balance is 43k and would like to request 100k while estimating a 50-60k spend which would allow a new bidding process with a strong outreach to

women and minority owned businesses with the hope to diversify and a new contract come spring.

Upon a motion made by Jen Fang and seconded by Jessica Hughes the Masonry was accepted by a unanimous vote.

3. Ajakaiye Provided chair updates and spoke on the Mural, congratulating Audrey Lopez and the Greenway team. Ajakaiye shared the success of the PR by Castle group. Gorin shared her support of Gibson and his talents. Board retreat & Strategic planning logistics were shared by Cook, Ajakaiye and John Shea. Rebecca Lee to host the board retreat at the Mintz office.

4. John Shea presented candidates on behalf of the nominating committee. The Secretary of Transportation seat nomination is Conan Harris.

Upon a motion made by Hilina Ajakaiye, and seconded by Jessica Hughes, the motion to appoint Conan Harris to the Board of Directors for a term ending December 31 2027 was passed by a unanimous vote.

John Shea shared that The Governor's nomination is Tom O'Brien.

Upon a motion made by Rosalind Gorin and seconded by Mike Carragher the motion to appoint Tom O'Brien to the Board of Directors ending December 31 2027 accepted by a unanimous vote.

5. Tracey Cooke, Director of Administration and Finance, reported that mid-year progress remains steady, with increased revenue and city payments aligned with initial forecasts. Expenses have largely stabilized, particularly salaries and benefits, but there were significant rises in overnight security, mural PR costs, and direct expenses. The operating budget saw major increases due to a new position, programming, public art, and ongoing security needs. Chris highlighted the importance of being strategic about future investments, while Hilina noted cost reductions in mural PR not being ongoing. Conor Finely raised concerns about inflation impacts following contract expirations. Additionally, the capital budget faces a deficit due to IT upgrades for the wireless network and P10 tree pit improvements, with an additional \$9k allocated for these enhancements.

6. Alex Rogers Pittman provided an update on year-to-date fundraising, reporting that the FY24 operating goal (with Gala net instead of gross) plus capital fundraising is set at \$2.2 million, with \$1.5 million raised to date. She highlighted several major new grants, sponsorships, and individual gifts since the last committee meeting, as well as over \$2 million in pending funding requests, positioning the organization to potentially set a new fundraising record by year's end. Rogers Pittman previewed Gala and Glow 2025 plans, noting dates. Invitations for the Gala honoree and co-chairs are pending, and we hope to have them all finalized in time for the board meeting. She reminded board members of three upcoming donor cultivation events and encouraged their attendance with potential individual or corporate donors.

7. Matt Conti provided updates from the investment committee. He highlighted a strong year for the market and a well-performing endowment. Conti presented Fiduciary Trust's case study on integrating values into nonprofit endowments and

investing. The discussion focused on aligning investments with the organization's environmental values while managing expectations on returns. Deniz Johnson expressed gratitude and acknowledged Matt's leadership in this initiative, reflecting the organization's diligence.

Mike Carragher left the meeting at 06:24 pm

8. Cook reported that the Department of Transportation (DOT) has awarded a contract to design an alternative maintenance facility, with preliminary architectural drawings and cost estimates expected by November. The committee discussed the implications of this facility on the operations budget, particularly regarding supplemental service contracts. Cook provided background on the contract with MassDOT, emphasizing the requirement for a facility and the two proposed locations: One Financial and Charlestown. Hughes inquired about the existing MassDOT facilities and the space requirements, to which Bob Stigberg specified 7,000 square feet.

Audrey Lopez provided public relations updates related to the mural.

Cook and Stigberg reported on a proposal from the supplemental services provider which included an annual increase. Cook indicated they would revisit the proposal, which may lead to a request for proposals (RFP), and Mike Dockray reported improvements in service quality and supervisor accessibility.

Cook reported there was an uptick in discarded needles on the Greenway, prompting concerns from various board members about specific hotspots. Matt Conti noted the issue is not exclusive to the park, with Cook and others identifying areas of concern. Jessica Hughes emphasized the need for clear sightlines for safety.

Tracey Cooke announced her transitioning out of her role as Director of Administration and Finance. She received praise and thanks from all staff and board members present.

9. There were no questions from the public.

10. The Rose Kennedy Greenway Conservancy Board Meeting was adjourned, upon a motion made by Ajakaiye at 7:08pm.