

MINUTES

ONE HUNDRED NINETEENTH MEETING

of the

BOARD of DIRECTORS

of the

MASSACHUSETTS TECHNOLOGY PARK CORPORATION

October 14, 2020
Zoom Videoconference

The One Hundred Nineteenth Meeting of the Board of Directors of the Massachusetts Technology Park Corporation (“MassTech”) was held on October 14, 2020, via Zoom video conference, pursuant to notice duly given to the Directors and publicly posted on the MassTech website with corresponding notice provided to the Office of the Secretary of State.

The following Directors were present and participated: Secretary of Housing and Economic Development Michael Kennealy (represented by Damon Cox of the Executive Office of Housing and Economic Development), Joe Dorant, Albion Calaj, Alexandra Drane, Alok Tayi, Anne Margulies, Bogdan Vernescu, Ernesto DiGiambattista, Julie Chen, Paige Fetzer-Borelli, Pam Reeve, Tye Brady, Secretary of Administration and Finance Michael Heffernan (represented by Will Archibald of the Executive Office of Administration and Finance), and Michael Greeley (joined after meeting commenced).

The following MassTech staff was present: Carolyn Kirk, Brian Noyes, Jennifer Saubermann, Kelly Kleanthous, Holly Lucas Murphy, Michael Baldino, Brianna Wehrs, Lisa Erlandson, Patrick Larkin, and Stephanie Helm.

Mr. Cox observed the presence of a quorum and called the meeting to order at 9:31 a.m.

Agenda Item I Approval of Minutes

Following a period of brief discussion, and upon motions duly made and seconded, it was unanimously and without abstention VOTED:

The Board of Directors of the Massachusetts Technology Park Corporation hereby adopts the Draft Minutes of the open session of the One Hundred Eighteenth Meeting of the Board of Directors of the Massachusetts Technology Park

Corporation held on May 13, 2020, via Zoom video conference, as the formal Minutes thereof.

Agenda Item II Report of the Chairperson

Mr. Cox delivered the report of the Chairperson. He opened the meeting with a brief update on the Commonwealth's reopening plan. He then provided a brief overview of some work being done at MassTech, specifically the Innovation Institute's work in the area of FinTech, noting that Secretary Kennealy is very pleased with how that is progressing. Mr. Larkin was asked to provide an overview of the FinTech work. He noted that there is an upcoming Advisory Committee meeting, where there will be a review of the performance of FinTech work streams: branding, relationships between startups and financial institutions, regulatory issues, and capital formations. Mr. Cox then asked Ms. Helm for an update on the cyber mentorship pilot program. Ms. Helm explained that the program matched diverse college students with mentors in the cybersecurity industry, and that there were ten students in the pilot group. A career panel had also been established with 75 attendees registered, with another panel set for a few weeks out focusing on industries that depend on cybersecurity. Mr. Cox then turned the meeting over to Ms. Kirk.

Agenda Item III Report of the Executive Director

Ms. Kirk stated she would give a quick overview of the work being done within the divisions at MassTech, and that there was only one main item on the agenda, the future of the Westborough Campus. She said that employees continue to work remotely, with a process in place if people needed to go into the office on a limited basis.

Ms. Kirk then discussed the divisions, beginning with the MassCyberCenter and Cyber Month. The marquee event, the Cyber Forum to be held on October 29, 2020, will be virtual this year, and has over 100 registered attendees so far. The Governor and Lt. Governor pre-recorded remarks, as have many others, and she commended Ms. Helm and her team for the amount of work done on the event. Ms. Kirk stated that it was also Manufacturing Month, and that the work of the Manufacturing Emergency Response Team ("MERT") continues. She indicated there had been a phenomenal response by Massachusetts manufacturers to produce personal protective equipment ("PPE"), and companies that have gone through the MERT have produced approximately 12 million items of PPE including masks, gowns, and face shields.

Regarding the Massachusetts eHealth Institute ("MeHI"), Ms. Kirk stated that the Digital Health Sandbox Program continues forward, providing an opportunity for startups to test their products at a variety of different Sandboxes across the Commonwealth. MeHI also launched a caregiving series last week, with over 100 attendees. Ms. Kirk indicated that the MBI is still focused on the Last Mile, but working with the Administration around broadband access and availability during COVID-19. As part of the Governor's economic recovery plan, the MBI is being asked to explore how to close the broadband coverage gap in Gateway Cities. Regarding the Innovation Institute, Ms. Kirk said that Mr. Larkin continues to bring new fresh ideas to the table. The EastWest Summit was held in August, to connect businesses in the Eastern and Western parts of the state, by highlighting the untapped resources in Western Massachusetts.

Ms. Kirk concluded by stating there has been a lot of great work across the agency, which would not be possible without support of Mr. Noyes and his communications team, Ms. Lucas-Murphy and the human resources department, Ms. Saubermann and the legal department, and Ms. Erlandson and the finance and IT teams.

Agenda Item IV Westborough Campus Overview

Ms. Erlandson began by providing a campus overview, explaining that MassTech is located on the top of Powder Hill, which was the site of Westborough's first meetinghouse, and therefore certain buildings on the campus are listed in the National Register of Historic Places. The buildings occupied by MassTech were formerly part of the Lyman School for Boys. After the school was closed, the land and buildings were used by various state agencies. MassTech moved its operations to the Westborough Campus in 1986 after the property was transferred through a Land Disposition Agreement pursuant to Chapter 405 of the Acts of 1984. That Act requires that the property only be used for purposes consistent with MassTech's enabling legislation, unless such restrictions are amended or repealed. The land, buildings, structures and improvements, and any personal property remaining as of the transfer date were part of the transaction. A condition of the transfer indicated that at such time MassTech determines it no longer has a need for the property, it shall revert to the State. The land disposition agreement also requires continued cooperation with the Department of Fisheries and Wildlife, which is located on an adjacent site that was also part of the former Lyman's School property.

Across the 36 acre campus there are 10 buildings for which MassTech is responsible. Four of these buildings have been renovated or constructed and are in generally good condition and usable including: the Innovation Center, the George S. Kariotis Center, the Karl Weiss Classroom and Education Center, and the Integrated Circuit Fabrication Facility. Three buildings are not in usable condition but the structural integrity of the buildings has been preserved: the Auditorium, the Westview Cottage, and the Sunset Cottage. Three buildings are in very poor condition and pose significant safety and liability risks: Hillside, Boulder, and Oak. Over the years, all of the buildings have required regular monitoring and periodic maintenance. Much of the major investment in the campus has been deferred and, as a result, significant investment will be required in the next three years.

Ms. Erlandson then discussed the buildings currently in use on the campus. She noted that the Integrated Circuit Fabrication Facility was built by MassTech in 1988, and is currently leased to Kopin Corporation. A discussion then ensued regarding the Kopin Corporation's use of their building, their lease renewal rights, market rates, and what investments have been made into the building.

Ms. Erlandson then provided additional details about the buildings not currently occupied on the campus, their condition, and associated risks. She noted that we have attempted to secure the buildings through a number of means including: chain link fences, concrete barriers, boarding up the lower windows and doors of the buildings, and posting no trespassing signs. MassTech has looked at repurposing the structurally safe buildings where possible, but there are lead and asbestos issues present. The structurally unsafe buildings pose a liability regarding

trespassers. In addition to the measures already mentioned, our Facilities Manager as well as our security team monitors the buildings for trespassers, and we do notify the Westborough Police when trespassing occurs.

Ms. Erlandson then discussed the extensive renovations to the campus that MassTech has undertaken over time. Ms. Erlandson then detailed the potential costs of upcoming repairs, including possible building demolition of unsafe structures, replacing a cooling tower, and repurposing buildings, totaling approximately \$ 3,970,000.

The discussion then turned to immediate next steps and long-term plans for the campus. Ms. Erlandson indicated that we would need to identify funding sources, as well as engage the Commonwealth's Division of Capital Asset Management and Maintenance and the Massachusetts Historical Commission. Besides historic renovation, there was also great enthusiasm from the board to use the campus for other possibilities, such as office sharing, manufacturing, and community college space. Ms. Kirk stated there were many dynamics at play here and she would take the information discussed at the meeting and think about our various paths forward.

There being no other business and upon a motion duly made and seconded, it was unanimously and without abstention voted to adjourn the meeting at 11:00 a.m.

A TRUE COPY

ATTEST: (Secretary)

DATE:

Materials and Exhibits Used at this Meeting:

1. Draft Minutes for the open session of the May 13, 2020, MassTech Collaborative Board of Directors Meeting
2. Pre Reading Westborough Campus Overview