

Madison Park Working Group
January 12, 2026 | 3:00 - 4:30 PM

Attendees: Carleton Jones, Brian McLoughlin, Tali Robbins, Anshi Moreno, Lou Mandarini, Susana Hernandez Morgan, Judith Baker, Jim Caradonio, Barbara Fields, Louis Elisa, Joe, Shailah Stewart, Mike Norris, Meghan Schroeder, Brett Dickens, Settenah Wright, Marie Ellen, Shakeen, Paul

Agenda

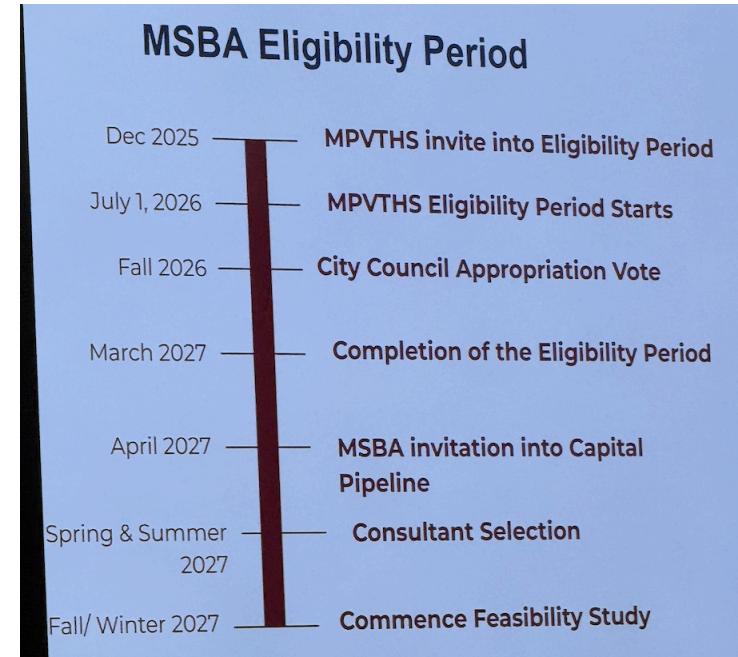
Welcome & Introductions (10 mins)

- Brief individual introductions: Name and affiliation with MP
- Reintroduce purpose of meeting and group norms:
 - Respect.
 - Equal and equitable voice. **Ensure everyone at the table has space to be heard.**
 - Assume we all want what is best for our students.
 - Open with empathy.
 - Ground statements in evidence.
 - Be present.
 - Send agenda ahead of time

MSBA News and Next Steps (35 mins)

- Brief overview of the MSBA update and timeline (Brian M)
- Discussion/Questions
 - 270 day eligibility period begins July 1, 2026, with deadline March 2027, and includes:
 - Signing initial compliance certification
 - Form a school building committee
 - Q: Who can serve on this? Usually staff and district members with specific expertise like architectural background etc. We'll share/look into makeup of what other boston processes have done
 - Q: What about the committee that already did some of this work - do they have to start over? That work will be shared with the new OPM and our hope is to make the process faster

- Agree to an enrollment for particular school
- Maintenance plan development
- Appropriation of funds to support project (with city council support)



- How much do we expect to get for this project? Reimbursement rates are set every year by MSBA Starts at 30% for all districts and then can go up to 80% based on that city's Median income, property value, free meal for students - issue with boston is beacon hill and seaport affects this reimbursement rate for boston - right now we're around 60% for other schools and they set a limit of per sq ft cost usually around 35-45% of actual cost of sq footages for recent schools
- Could we use their \$600/sq ft cost to negotiate with contractors? Probably not - construction costs are set by market and other factors
- Why do we have to wait to get the OPM until their timeline? Because we have to get city council approval on these funds and they reimburse every part of this process - but mostly because we are beholden to the MSBA's process and timeline
- How can we be sure we get the right OPM since last time they didn't have the experience that was needed and that set us back years? It will be a requirement OPM has built voc school before and all the lessons we learned from last time
- What if costs increase more? Reimbursement is percentage so it's okay if price increases

- What can we streamline? OPM process
- What do we get from MSBA? The funding that makes this project viable
- We agree MSBA is the best path for funding but how do we avoid all the other challenges that could delay this? Great question to ask and good to learn from other project
- What's part of the feasibility study? Narrow down to 3-4 design options (new build and renovation) and opens up to significant community process again to walk through trade offs of each option
 - There's also an update on Parcel 3 which wasn't under City of Boston's control - but we've learned the designation for P3 expires at the end of this month - so this is changing and can be part of the design process so we could have a new build option at P3 which can be exciting for this school community
 - Does this mean more land and sq footage? Every design starts with educational program set first and then put onto a site - sort of because the price per sq ft is high but this gives us another option to consider
 - This opens a new opportunity even if timeline is a little longer but know once this starts, it runs and we'll want the time
- In the meantime, can talk to other schools who have gone through MSBA process to talk to this group/heads of school so they can share their experience - we've heard their process does deliver a better product
 - Next step: book a tour of carter that just went through this process
- How long is Feasibility study? 12-18 months - but since we've done most of this work, hoping for shortest time possible
- There are 2 convos going on 1) how are we each year supporting staff and teachers in improving madison park and 2) how to get through the MSBA process? FOMP has been involved for a long time but Judith would like ot be involved in school prep discussion more - and don't want to wait until 2029 to get the programs we need and that terrifies me - so what can we do to get these programs running and graduating prepared students? So improving delivery of edu and onboarding new programs faster is really important to me - should this be 2 conversations or separate or are they so interrelated that we should continue meeting together?

- We might even prefer a memo on MSBA process and make sure you're on the timeline and we focus on day to day programming - can we hear from Brett on the vision for this?
 - Keep going please!
- Possibility of Brett and her team presenting the overall district vision related to CTE and how Madison Park fits into that

Aviation (15 mins)

- RFP and Job Description Status
- Timeline Overview
 - Pursuing both RFP and JD
 - RFP was shared previously and discussed/incorporated feedback
 - Figuring out a few items with finance on RFP
 - Working with OHR on JD
 - Goal is April/May to make a decision on which way to go
 - Had a good call with Jet Blue who will help us to publicize the job description, as well as Bridgewater University
 - JD needs to go through BTU first
 - Meghan will share with Friends
 - RFP and Job Description will be reshared
 - Club
 - Not going well
 - Advertising able to do in the building - posters / tv's
 - One student who shows up and a couple who signed up but don't show up
 - Needs something tangible
 - Apple or flight simulators running
 - Kids don't know enough about Aviation to know what an Aviation Club is
 - Probably needs to do more advertising
 - Guest speaker from industry?
 - Have a presence at career day?

Marketing (15 mins)

- Bus shelter posters status

- Shakeen and graphic design team worked with classes in December to put together bus shelter posters
 - 3 designs have been put up at 40 different bus shelters from January-February at least; can stay up if no other businesses purchase those shelter ad spaces
 - Ones in higher demand are generally downtown, so good chance they will stay on beyond February
 - Students enjoyed photoshoot and development experience
 - Good timing with registrations - 115 registrations in so far
 - We can track which bus shelters get the most clicks
 - Need outreach plan for community meeting - parent square doesn't work well - doing broad outreach from YMCA to BAGB - city council events (having hard time scheduling) - need to streamline/make it faster

Other Items/Next Steps (15 mins)

- Upcoming community meeting planning