



NATALIE A. HUBLEY  
PRESIDENT

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**TRANSCRIPT OF  
SPECIAL GOVERNING COMMITTEE MEETING**

A meeting of the Governing Committee was held virtually via Zoom video conferencing software  
on

**TUESDAY, JULY 30, 2024, AT 10:00 A.M.**

Committee Members present –

Mr. John Olivieri, Jr. – Chair  
J.K. Olivieri Insurance Agency, Inc.

Ms. Pamela Bodenshtab-Krynicky	P L Krynicky Insurance Agency
Ms. Sarah Clemens	MAPFRE U.S.A. Corporation
Mr. Kevin Costigan	GEICO
Mr. Thomas DePaulo	Cabot Risk Strategies, LLC
Mr. William Hughes	Arbella Insurance Group
Ms. Ida Denard Jones	Denard Insurance Agency, Inc.
Ms. Nicole Martorana	FBInsure
Ms. Mary McConnell	Safety Insurance Company
Mr. Tiago Prado	BRZ Insurance
Mr. Christopher Taylor	The Hanover Insurance Company

Substituted for:  
N/A

Not in Attendance:  
Ms. Meredith Woodcock, Liberty Mutual Insurance Companies

**PROCEEDINGS**

*(Meeting began at 10:01 a.m.)*

Mr. Olivieri: Good morning, everyone. I'm calling to order the Special Governing Committee meeting of Tuesday, July 30<sup>th</sup>. We don't have all of our members but, rather than reading through the log, we do have enough to have a quorum.

**24.17 Ad Hoc Office Lease Review Committee**

Mr. Olivieri: The first agenda item is the report of the Ad Hoc Office Lease Review Committee. I am going to defer to staff to give us an overview of what that committee did. But before that, just from a background standpoint, CAR's lease is coming up in the near future. Natalie has been keeping Bill Hughes, the Vice Chair, and myself apprised of the situation and their conversations. What we proposed, or I did, was we put an ad hoc committee together with some folks who have real estate backgrounds in the Boston area to vet the offer we received to extend our lease from the new building owner. That committee – and I'll let Nat and Steve get into the details – but that committee unanimously, based on a couple of contingencies which did come through, recommended that we extend our lease for the terms that staff will get into. So, at this point, I will turn it over to Natalie and you can explain where we are.

Ms. Hubley: John, before we do that, I think, because this committee is going to be discussing negotiations for our lease term and the potential for further discussion on that...

Mr. Olivieri: Executive session.

Ms. Hubley: Exactly.

Mr. Olivieri: Yes. So, having said that, I gave you the background and now to get into the details, I would entertain a motion for us to go into executive session to talk about lease negotiations.

Mr. Hincks: If I might jump in. I think you might want to state for the record, if it is the case, that you have a concern that a discussion of this topic in an open and public meeting may or could be detrimental to CAR's bargaining position in relation to the landlord, and that's the reason for the committee to considering going into executive session.

Mr. Olivieri: As Ben just said, I am going to concur that that is why we're going into executive session. That was by design, Ben. I knew you'd jump in and take care of doing all the talking. In any case, I will now entertain that motion to go into executive session.

Mr. DePaulo: So moved.

Mr. Olivieri: Do we have a second?

Mr. Hughes: Second.

Mr. Olivieri: We need to take a roll call vote. In no particular order, yea or nay, yes or no, whatever your preference is. Ida?

Ms. Denard Jones: Yea.

Mr. Olivieri: Mary?

Ms. McConnell: Yea.

Mr. Olivieri: Chris?

Mr. Taylor: Yea.

Mr. Olivieri: Thom?

Mr. DePaulo: Yea.

Mr. Olivieri: Sarah?

Ms. Clemens: Yea.

Mr. Olivieri: Nicole?

Ms. Martorana: Yea.

Mr. Olivieri: Bill?

Mr. Hughes: Yea.

Mr. Olivieri: Pam?

Ms. Bodenstab-Krynicky: Yea.

Mr. Olivieri: Tiago?

Mr. Prado: Yea.

Mr. Olivieri: Kevin?

Mr. Costigan: Yea.

Mr. Olivieri: I do not think I missed anyone, did I? Okay. Motion carries. We are now entering into executive session.

Ms. Hubley: I think, before we officially go into executive session, we just want the committee members to acknowledge that they're participating from a

location where they have privacy and don't have people that are overhearing the discussions. So, seeing nods, Robin will turn off the tape.

*(Following the roll call vote, the Governing Committee convened in Executive Session)*

*(Immediately following Executive Session, the Governing Committee reconvened in Open Session)*

Mr. Olivieri: Based on our conversations in executive session, at this point, I would entertain a motion to approve the proposed extension of our lease and give Natalie, as President, the authority to take whatever action is needed to execute that.

Mr. DePaulo: So moved.

Mr. Olivieri: Do we have a second?

Mr. Taylor: Second.

Mr. Olivieri: Any further discussion? Roll call vote. Ida?

Ms. Denard Jones: Aye.

Mr. Olivieri: Mary?

Ms. McConnell: Aye.

Mr. Olivieri: Chris?

Mr. Taylor: Aye.

Mr. Olivieri: Nicole?

Ms. Martorana: Aye.

Mr. Olivieri: Sarah?

Ms. Clemens: Aye.

Mr. Olivieri: Thom?

Mr. DePaulo: Aye.

Mr. Olivieri: Bill?

Mr. Hughes: Aye.

Mr. Olivieri: Kevin?

Mr. Costigan: Aye.

Mr. Olivieri: Tiago?

Mr. Prado: Aye.

Mr. Olivieri: Pam?

Ms. Bodenshtab-Krynicky: Aye.

Mr. Olivieri: Motion carries unanimously.

**Other Business**

Mr. Olivieri: Any other business to come before this committee today? We've already gone into executive session so we can check that off the list.

To make sure we're out of here by 10:30 – it is now 10:25 – I will entertain a motion to adjourn.

Mr. Taylor: So moved.

Mr. Olivieri: Do we have a second?

Ms. McConnell: Second.

Mr. Olivieri: Roll call vote. Ida?

Ms. Denard Jones: Aye.

Mr. Olivieri: Mary?

Ms. McConnell: Aye.

Mr. Olivieri: Chris?

Mr. Taylor: Aye.

Mr. Olivieri: Nicole?

Ms. Martorana: Aye.

Mr. Olivieri: Sarah?

Ms. Clemens: Aye.

Mr. Olivieri: Thom?

Mr. DePaulo: Aye.

Mr. Olivieri: Bill?

Mr. Hughes: Aye.

Mr. Olivieri: Kevin?

Mr. Costigan: Aye.

Mr. Olivieri: Tiago?

Mr. Prado: Aye.

Mr. Olivieri: Pam?

Ms. Bodenshtab-Krynicky: Aye.

Mr. Olivieri: The meeting is adjourned. I really appreciate everyone taking a few moments out of your day so we can take care of this business. Natalie, it's on your desk now.

*(Meeting ended at 10:26 a.m.)*

NATALIE HUBLEY  
President

Note: This Transcript has not been approved. It will be considered for approval at the next meeting of the Governing Committee.

Attachment

Boston, Massachusetts  
August 16, 2024

The above proceedings have been transcribed in accordance with CAR's guidelines for producing quality transcripts, which provide for the elimination of insignificant material that does not alter the substance of the Committee's discussions, such as sidebar comments, the use of verbal fillers (i.e., uhm's and ah's), and commentary (i.e., "laughter" and "coughing").

**ATTACHMENT LISTING**

Docket #GC24.02, Exhibit #4

Attendance Listing

**SPECIAL GOVERNING COMMITTEE MEETING  
MEETING ATTENDEES  
JULY 30, 2024**

Individual's Name

Company / Agency

PLEASE PRINT

Pamela Bodenstab-Krynicky	P.L. Krynicky Insurance Agency, Inc.
Kevin Costigan	GEICO
Sarah Clemens	MAPFRE U.S.A. Corporation
Thomas DePaulo	Cabot Risk Strategies, LLC
William Hughes	Arbella Insurance Group
Ida Denard Jones	Denard Insurance Agency, Inc.
Nicole Martorana	FBInsure
Mary McConnell	Safety Insurance Company
M. John Olivieri, Jr.	J.K. Olivieri Insurance Agency, Inc.
Tiago Prado	BRZ Insurance
Christopher Taylor	The Hanover Insurance Company
Benjamin Hincks	TSH & D – CAR Counsel
Steven Torres	TSH & D – CAR Counsel
Steven Gautieri	CAR Staff
Natalie Hubley	CAR Staff
Robin Tigges	CAR Staff