

**ASSET MANAGEMENT BOARD (the “Board”)**  
**Division of Capital Asset Management & Maintenance (“DCAMM”)**  
One Ashburton Place  
15th Floor, Charles River Conference Room  
Boston, MA 02108

Meeting Minutes  
April 14, 2026  
4:00 p.m.

Zoom Link:

<https://us02web.zoom.us/j/87527822900?pwd=kmO94GkRaaDOcCKOftlLbQwZ4rttGu.1>

**Members Present:**

**Adam Baacke (or Chair)**, *Commissioner of DCAMM and Chair of the Board*  
**Jeffrey S. Shapiro (or IG)**, *Inspector General*  
**Sean Gildea**  
**Margaret Wagner**

**Members Not Present:**

**Sandi Silk**

**DCAMM Staff Present:**

Ariel Chang, *Counsel, Office of General Counsel – Present Remotely*  
Paul M. Crowley, *Deputy Commissioner, Office of Real Estate Management*  
Tayler Morris, *Assistant Project Manager, Office of Real Estate Management and AMB Board Administrator*  
Morgan Murphy, *Assistant Project Manager, Office of Real Estate Management*  
Abigail Vladeck, *Deputy Commissioner, Office of Real Estate Management*  
Brianna Whitney, *General Counsel, Office of the General Counsel*  
Steven Zeller, *Deputy General Counsel, Office of the General Counsel – Present Remotely*

**Office of the Inspector General:**

Zack Gregoric, *Associate General Counsel, Office of the Inspector General*

**Other Attendees Present:**

Pam Eddinger, *President, Bunker Hill Community College – Present Remotely*  
Jeffrey Ginsberg, *Bunker Hill Community College*  
Linda Eastley, *Eastley Partners, Bunker Hill Community College Consultant*  
Mike Byrne, *Newmark – DCAMM Transaction Advisor*

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Commissioner Baacke (Chair) called the meeting to order at approximately 4:01 p.m.

**1. Introduction**

Ms. Morris shared Zoom Protocols for remote participants

Ms. Morris conducted a roll call of Board members participating:

Commissioner Baacke (Board Chairperson): Present  
Inspector General Shapiro: Present  
Ms. Wagner: Present  
Mr. Gildea: Present  
Ms. Silk: *Not Present*

**2. Approval of Meeting Minutes: 24 June 2025**

Ms. Morris called for approval of amended minutes.

**ROLL CALL VOTE:** The Board, upon a motion duly made and seconded, voted as follows approving the motion to approve the amended minutes of the Board meeting of 24 June 2025:

The Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

**3. Approval of Meeting Minutes: 18 November 2026**

Ms. Morris called for approval of minutes.

**ROLL CALL VOTE:** The Board, upon a motion duly made and seconded, voted as follows approving the motion to approve the minutes of the Board meeting of 18 November 2025:

The Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

**4. Central Register Board Action Regulatory Compliance**

Board Chair Baacke introduced the agenda item Central Register Board Action Regulatory Compliance. While completing an internal AMB project compliance review, it was discovered that several AMB decisions were not published in the Central Register within 14 days of the Board’s Action as required in 810 CMR Section 2.07 (3). The notice of final action to the Central Register is published to create a historic record of the Board’s decision.

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Attached is “AMB Project Register-Central Register Tracker” in which AMB Administrator, Tayler Morris, confirmed published Notice of Final Action for both active and terminated AMB projects.

Ms. Morris have taken corrective action and publish notices to the Central Register for impacted projects. Inspector General Shapiro stated appreciation for this discovery and asked if there is a system to avoid issues in future. Ms. Morris replied in the affirmative.

Ms. Morris reads the Board Action Motion in full (attached). She adds that the agencies impacted have been notified and none have objected.

**ROLL CALL VOTE:** Upon a motion duly made and seconded to approve the proposed modification, the Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

#### **5. Project Update: Bunker Hill Community College Redevelopment Update**

Ms. Morris proposed swapping agenda items to allow for Bunker Hill Community College (BHCC) attendees to depart in advance of an executive session.

Ms. Vladeck presented an overview of the BHCC redevelopment project background, goals, College requirements in the Final Board Action and Request for Proposals and actions to date (attached). President Eddinger joined the discussion speaking to BHCC background, Vision Planning process; the changing environment of higher education such as MassReconnect and MassEducate; and possible additional capital resources such as BRIGHT Act funding.

Ms. Vladeck indicated that changing land values and increased construction costs necessitate a re-evaluation of BHCC needs, most likely through a comprehensive planning process looking at all BHCC assets. She then provided background and justification to proceed the discussion into executive session.

Board Chair Baacke asked for a motion to enter into executive session.

**ROLL CALL VOTE:** Upon a motion duly made by Inspector General Shapiro and seconded by Board Member Gildea to approve motion to enter executive session, the Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

#### **EXECUTIVE SESSION MINUTES EXCLUDED**

**ROLL CALL VOTE:** Upon a motion duly made by Board Chair Baacke and seconded by Board

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Member Wagner to close the executive session and return to open session, the Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

**6. Project Update: Springfield Trial Court Project: Massachusetts Trial Court Acquisition of Springfield Regional Justice Center Facility Lease for Massachusetts Trial Court, Springfield, Massachusetts**

Board Chair Baacke disclosed the facts of the project and added that due to the high profile of the acquisition an executive session is warranted. He stated that the evaluation committee have taken precautions to preserve the integrity of that project.

Board Chair Baacke asked for a motion to enter into executive session.

**ROLL CALL VOTE:** Upon a motion duly made by Board Member Wagner and seconded by Board Member Gildea to approve the motion to enter executive session, the Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

**EXECUTIVE SESSION MINUTES EXCLUDED**

**ROLL CALL VOTE:** Upon a motion duly made by Board Chair Baacke and seconded by Board Member Wagner to close the executive session and return to open session, the Board voted as follows (roll call by Ms. Morris):

Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea  
Mr. Gildea: Yea

**7. Other Business**

Commissioner Baacke asked if there was any other business anyone wished to discuss. Hearing none. Commissioner Baacke thanked everyone for their participation.

A motion to adjourn was adopted.

**ROLL CALL VOTE:** Upon a motion duly made and seconded to adjourn the meeting, the Board voted as follows (roll call by Ms. Morris):


Commissioner Baacke: Yea  
Inspector General Shapiro: Yea  
Ms. Wagner: Yea

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Mr. Gildea: Yea

Commissioner Baacke adjourned the meeting at 5:27PM ET.

Signed:

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Tayler Morris  
Executive Administrator to the Asset Management Board

Attached:

1. Signed Board Action - Compliance
2. BHCC Open Session Presentation