

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
June 24, 2025
3:00 p.m.

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
Sandi Silk

DCAMM Staff Present:

Margaret Brown, *Project Manager, Office of Real Estate Management*
Steven Catanach, *Senior Associate General Counsel, Office of the General Counsel*
Paul M. Crowley, *Deputy Commissioner, Office of Real Estate Management*
Michael Feloney, *Senior Project Manager, Office of Real Estate Management*
Bill Holt, *Senior Project Manager, Office of Planning*
Kendra Howes, *Project Manager, Office of Real Estate Management*
Paul Lillehaugen, *Senior Project Manager, Office of Real Estate Management*
Tayler Morris, *Assistant Project Manager, Office of Real Estate Management and AMB Board Administrator*
Deborah Russell, *Director, Leasing, Office of Real Estate Management*
Brianna Whitney, *General Counsel, Office of the General Counsel*
Peter Woodford, *Senior Project Manager, Office of Real Estate Management*
Steven Zeller, *Deputy General Counsel, Office of the General Counsel*

Office of the Inspector General:

James Craig, *Senior Counsel, Procurement & Compliance, Office of the Inspector General*
Zack Gregoric, *Associate General Counsel, Office of the Inspector General*
Carrie Kimball, *Communications Officer, Office of the Inspector General*

Other Attendees Present:

Emily Curving, *Office of Inspector General*
Melissa Doug, *Office of Inspector General*
Brooke Doyle, *Commissioner, Department of Mental Health*
Ron Iacobucci, *West End Resident*
Lilian Kelly, *Office of Inspector General*

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Commissioner Baacke (Chair) called the meeting to order at approximately 3:01 p.m.

1. Introduction

Commissioner Baacke led introduction of new board member, Sandi Silk. Attendees shared their name and position at their respective department or agency.

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: Present

2. Approval of Meeting Minutes: 3 December 2024

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 21 January 2025:

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

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

3. Project Update: Northern Essex Community College

Ms. Brown, Project Manager for the Northern Essex Community College (NECC) AMB authorized proposal, provided an update to Board Members on the status of the RFP (released 2024). Ms. Brown provided an overview of the Final Project Proposal goals and the response received. Ms. Brown described the shortcomings of the proposal received and why DCAMM could not ultimately proceed with the proposed project. selecting a development proposal.

Board Member Gildea asked if there was an intention to go back out with a new RFP. Ms. Brown confirmed that NECC does not intend to release a new RFP at this time.

Board Member Silk asked if the current facilities are still usable. Ms. Brown described the interim upgrades and accommodations necessary and the known issues.

Commissioner Baacke clarified that if NECC wishes to revise this project, they will have to

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return to AMB for a new authorization.

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

Ms. Howes and Ms. Russell provided an update on project engagement following the January 21, 2025 AMB authorization; an anticipated timeline for the remainder of the Request for Proposals; and introduced the transaction advisor for this project. DCAMM procured Greystone’s services in order to maximize competition and provide resources to DCAMM to select the optimal proposal.

There were no questions or comments from Board Members regarding the Springfield Regional Justice Center project update.

5. Lindemann-Hurley Redevelopment Project - Final Project Proposal

Mr. Paul Lillehaugen introduced the item and reviewed a presentation slide deck that provided a project overview; site context and project goals; as well as describing the public purpose and benefits of the proposed project. Mr. Lillehaugen next provided a transaction overview. He then introduced Department of Mental Health (DMH) Commissioner Brooke Doyle to review the Department’s programmatic priorities in association with the Lindemann Center’s redevelopment.

Mr. Lillehaugen continued to highlight elements of the Final Project Proposal including; market and financial feasibility; historic preservation considerations, particularly in regard to the Lindemann Building; public engagement efforts; and requested waivers.

Ms. Whitney described the basis for requests that MGL c. 7C, Chapters 33, 34, 35 and Section 41 be waived. On public construction matters and waivers requested in association with MGL c. 30 through 39R and MGL C. 149, Ms. Whitney noted that requirements regarding prevailing wage would not be waived; and projected project schedule.

Board Member Wagner and Inspector General Shapiro shared a concern regarding potential risk that the prospect of possibly relocating current DMH residents off-site could pose. The specific concern was that, despite the goal of the project being to provide improved space for DMH residents and clients, those needs could end up being ‘put aside’ given the complexity, cost and scope of the overall project, with developers instead offering to provide payment instead.

Mr. Lillehaugen reiterated that a primary goal and purpose of the project is to furnish actual space to serve DMH residential and clinical needs, rather than payment in lieu of space. He noted further that DMH and DCAMM’s preference is for the space to be on the

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existing site, and explained that a reason for limiting the geographic area for potential alternatives was to help ensure that DMH’s need for proximity to its current location is met.

Discussion continued to other areas of comment and/or question. Board member Silk provided multiple questions regarding potential local initiatives that could benefit the disposition; desired affordability; resources for sustainability goals; public comment and community benefits; and other lessons learned from the 2021 disposition attempt of the Hurley building. Commissioner Doyle expressed her appreciation to Board members and DCAMM staff.

Commissioner Baake asked if there was a desire to offer a motion on approving the FPP. Member Silk made an initial motion for the project to proceed inclusive of waivers requested, suggestions on working with state agencies to identify resources, including community benefits among selection criteria, and to require that DMH have suitable space throughout the project. IG Shapiro added that a requirement should expressly protect DMH operations during the entire development. After discussion of how to best incorporate language that had been identified in discussing the points referenced above, AMB Member Gildea seconded the motion.

ROLL CALL VOTE: Upon a motion to approve the Lindemann-Hurley Redevelopment Project Final Project Proposal as submitted with the following additional requirements: 1) DCAMM is encouraged to seek state and local incentives that would support the redevelopment prior to the issuance of an RFP; 2) Community benefits shall be incorporated as an evaluation criteria of the RFP; and 3) the RFP must require that DMH’s operations are accommodated continuously throughout all phases of development and completion of the Proposed Project, and that any proposed offsite location for the DMH facility must be located within the area delineated by Appendix B (Final Project Proposal) and approved by DMH.:

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

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

6. 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, after a motion to terminate prior approval on Hurley

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development RFP.

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

Commissioner Baacke: Yea

Inspector General Shapiro: Yea

Ms. Wagner: Yea

Mr. Gildea: Yea

Ms. Silk: Yea

Commissioner Baacke adjourned the meeting at 4:47PM ET.

Signed:



Tayler Morris

Executive Administrator to the Asset Management Board

Attached:

1. Springfield Regional Justice Center Update Presentation
2. Lindemann-Hurley Final Project Proposal Presentation