

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
November 18, 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:

Steven Catanach, *Senior Associate General Counsel, Office of the General Counsel*
Kendra Howes, *Senior 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*
Morgan Murphy, *Assistant Project Manager, Office of Real Estate Management*
Deborah Russell, *Director, Leasing, Office of Real Estate Management*
Abi Vladeck, *Acting Deputy Commissioner, 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:

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

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

1. Welcome

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

Mrs. 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: 24 June 2025

Mrs. 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 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
Ms. Silk: Yea

3. Acknowledgement of Annual Report(s): Fiscal Year 2024 and Fiscal Year 2025

Board Chair requested an update on the status of the Annual Reports.

Mrs. Morris provided an overview of the reporting requirements and the agency coordination to review and certify its contents. Board members did not have questions. No vote necessary.

4. Project Update: Lindemann-Hurley Redevelopment

Board Chair introduced Paul Lillehaugen, Senior Project Manager, Office of Real Estate Management.

Mr. Lillehaugen reviewed a presentation slide deck that provided background on the Department of Mental Health residential program and other housing production and project goals. Since the June 2025 AMB Final Project Proposal presentation, the team has advanced the project in a variety of ways. DCAMM has submitted a Project Notification Form with Massachusetts Historic Commission and awaits a response. DCAMM conducted a solicitation for a transaction advisor. In total, four responses were received with two firms shortlisted. Newmark was selected.

Newmark has been contracted to complete, among other things, the production of the marketing

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

and solicitation materials (known as an Offering Memorandum and Call for Offers). It is anticipated the offer will be ready to issue December 2025 or January 2026. The request for proposals, or Call for Offers, is set to release Q1 2026 with a submission deadline in Q2 2026.

Mr. Lillehaugen provided an overview of discussions conducted with wide range of prospective funders who could provide subsidy for future development. Overall, DCAMM has received universal enthusiasm about the redevelopment project, while no agency communicated it could commit funding at this state. DCAMM will ensure to communicate various funding options to developers as part of the solicitation process.

Board members asked for follow-up regarding the disposition and designation process. DCAMM anticipates a year or more of designated developer due diligence and intends to enter into LDA at the start of permitting process. Mr. Lillehaugen described the comprehensive Project Notification Form package DCAMM submitted to the Mass Historic Commission (MHC) and that DCAMM still awaits feedback.

5. 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 introduced next agenda item. Kendra Howes and Peter Woodford, project managers in the Office of Leasing, provided updates and comment.

Mrs. Howes reviewed a presentation slide deck. The Request for Proposals received 10 proposals. The evaluation team is in an extensive review of submissions for completion and eligibility. DCAMM intends to publish redacted versions of submissions to the project page in early December 2025 and are currently in review with DCAMM Office of General Counsel. The evaluation timeline consists of determination of where site visits will be conducted by the end of 2025; with a developer selection in early to mid-2026 and lease execution in mid-2026. Inspector General Shapiro found the numerous proposal response encouraging.

Board Chair added clarification that the same proposer submitted multiple proposals. Board members asked follow up questions. The subsequent discussion included an overview of the evaluation process which includes the engagement of an engineering and architecture firm to review design proposals for program configuration. Mrs. Howes also stated that their transaction advisor – Greystone – is undergoing a conflict of interest review.

Mr. Woodford commented on the quality of proposals. Discussion continued regarding the release of the proposals. DCAMM would anticipate releasing redacted proposals in early December.

6. Project Update: South Boston Regional Courthouse RFP, Boston, Massachusetts

Board Chair introduced final agenda item. Mrs. Howes provided updates.

The request for proposals was released and DCAMM received one proposal. This proposal did not meet the relevant criteria and was deemed non-compliant. Board Chair added that an RFP can be reissued under the current authorization. DCAMM awaits direction from the Trial Courts.

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

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 Mrs. Morris):

Commissioner Baacke: Yea

Inspector General Shapiro: Yea

Ms. Wagner: Yea

Mr. Gildea: Yea

Ms. Silk: Yea

Board Chair Baacke adjourned meeting at approximately 3:50PM ET.

Signed:



Tayler Morris

Executive Administrator to the Asset Management Board

Attached:

1. Lindemann-Hurley – Update Presentation
2. Springfield Regional Justice Center – Update Presentation
3. Annual Reports FY2024 and FY2025