

Notice of Public Hearing

Commonwealth of Massachusetts
Massachusetts Trial Court

Notice of Intent to Submit a Project Proposal to the Asset Management Board and Public Hearing for the Acquisition of a Long-Term Leasehold Interest in Real Property Located within Springfield for a Springfield Regional Justice Center on behalf of the Massachusetts Trial Court.

The Massachusetts Trial Court, in collaboration with the Division of Capital Asset Management and Maintenance, hereby gives notice under 810 CMR 2.05 that it intends to submit a Project Proposal to the Asset Management Board and that it will hold a public meeting on the proposed project. The proposed project is for the acquisition of a long-term leasehold interest in real property located within the City of Springfield for judicial, administrative, detention and court service space for the Massachusetts Trial Court (“Agency”). The project contemplates acquiring a lease for no more than approximately 330,000 usable square feet for an initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years. The estimated value of the leasehold to be acquired would be \$20.9m to \$24.2m per year in rent, including operating expenses depending upon base rent charged, size of leasehold, and cost of improvements. This would be a savings to the Commonwealth compared to if the Commonwealth were to construct a new facility. The landlord will be selected through a competitive process.

The Commonwealth is contemplating the acquisition of a long-term lease for the Springfield Regional Justice Center for the Agency to achieve 5 main goals:

1. Establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility;
2. Release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site;
3. Reduce costs associated with leasehold improvements, purchase and installation of specialized fit-up for court use and moving costs that are incurred each time an agency relocates;
4. Capture the value of improvements and investments made for the Commonwealth; and
5. Promote sound management of the Commonwealth’s use of space and portfolio of leased space.

The draft Project Proposal is available at <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>. Copies are also available by emailing Kendra.Howes@mass.gov. Please note the draft Project Proposal may be updated periodically throughout this process.

The public hearing will be held on January 2, 2025, at 3:00 p.m. at <https://us02web.zoom.us/j/89056261798>. The public is invited to comment on the proposed project at the public hearing and may submit written comments.

The deadline for submitting written comments is **January 11, 2025, at 4 p.m. EST**. Comments may be submitted on the website or by email to Kendra.howes@mass.gov.

By: Adam Baacke, Commissioner
Division of Capital Asset Management and Maintenance