



**MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
("MASSDEVELOPMENT")**

Board of Directors Meeting
Hybrid: Remote & In-Person

**99 High Street, 11th Floor
Boston, MA 02110
Thursday, February 10, 2022, at 10:00 a.m.**

Board Members (and Staff):

JOIN ZOOM MEETING
<https://us06web.zoom.us/j/87614817966>
Meeting ID: 876 1481 7966

UPDATED AGENDA

[Secretary's Note: This agenda includes walk-in items and any other changes that occurred at the Board meeting. Due to timing and recusals on three Agenda items (Tabs 12, 14 and 24), the discussions, deliberations and votes on these items were taken out of order and occurred at the beginning of the meeting.]

MINUTES

1. Approval of January 13, 2022 Meeting Minutes –
Roll Call Vote

PRESIDENT / CEO REPORT

- Monthly Update
2. New Employee Hires

GENERAL

3. Conflict of Interest Law Summary
- Nubian Ascend Partners, LLC (Roxbury) –

*[Guest speaker from
Nubian Ascend Partners]
[presentation]*

FINANCE PROGRAMS

- Update from Executive Vice President, Finance Programs
- 4. Chief Financial Officer – Fiscal Year 2022 –
2nd Quarter Financial Update [*presentation*]

BOND TRANSACTIONS

- 5. Bond Detail Memorandum
- **Bonds: Official Action Approvals**
 - Official Action Projects without State Volume Cap Requests**
 - 6. LAMOUR Community Health Institute, Inc.
(Braintree) – \$4,550,000 – **Roll Call Vote**
 - 7. Cape Cod Young Men’s Christian Association, Inc.
(Various) – \$3,800,000 – **Roll Call Vote**
- **Official Action Project with State Volume Cap Request**
 - 8. MHA Walkling Court Senior LLC (Medford) –
\$58,000,000 – **Roll Call Vote**
- **Bonds: Final Approval**
 - Final Approval Project without State Volume Cap Request**
 - 9. NewBridge on the Charles, Inc. (Dedham) –
\$226,000,000 – **Roll Call Vote**
 - 10. Boston College High School (Boston) – (OA/FA) –
\$64,000,000 – **Roll Call Vote**
 - 11. Salem Community Corporation (Various)– (OA/FA)
– \$45,000,000 – **Roll Call Vote**
 - 12. Worcester Polytechnic Institute (Worcester) –
(OA/FA) – \$42,540,000 – **Roll Call Vote**
 - 13. Baystate Medical Center, Inc. (Springfield) –
(OA/FA) – \$30,000,000 – **Roll Call Vote**

14. New England Life Flight, Inc. (Various) – (OA/FA) – \$22,000,000 – **Roll Call Vote**
15. The West Suburban Young Men’s Christian Association (Newton) – \$12,600,000 – **Roll Call Vote**
16. Dana Hall Schools (Wellesley) – (OA/FA) – \$11,000,000 – **Roll Call Vote**
17. Child & Family Services, Inc. (New Bedford) – \$8,000,000 – **Roll Call Vote**
18. Cape Cod Collaborative (Yarmouth) – \$3,000,000 – **Roll Call Vote**

Final Approval Project with State Volume Cap Request

19. South End 10, LLC (Boston) – (OA/FA) – \$2,300,000 – **Roll Call Vote**

STANDING BOARD COMMITTEES

Origination & Credit Committee – Chair: J. Chisholm

- Report of February 8, 2022 Meeting
20. Nubian Ascend Partners, LLC (Roxbury) – Guaranty of Predevelopment Loan – General Fund – **Roll Call Vote**
 21. Mass Ave Rentals LLC (Gardner) – Commercial Real Estate Loan and Loan Participation – General Fund – **Roll Call Vote**
 22. Fairmount Langston Building LLC (Boston) – Loan Guarantee – General Fund – **Roll Call Vote**

[Revisions uploaded]

Real Estate Development & Operations Committee – Chair: B. Kavogian

- Report of February 8, 2022 Meeting

○ **Real Estate and Devens**

23. South Regional Team Office Lease – **Roll Call Vote**

○ **Community Development**

24. Transformative Development Initiative (“TDI”) –
Approve Fiscal Years 2023-2025 Portfolio of
TDI Districts and Transfer of Funds from the General
Fund to the TDI Restricted Fund – **Roll Call Vote**

[*presentation*]

25. Community Investment – New Garden Park, Inc. –
Brownfields Priority Project Designation and
Forgivable Loan – **Roll Call Vote**

26. Community Investment – MassDevelopment / HEFA
Trust – Community Health Center Grant Program –
FY2022 Allocation of Funds – **Roll Call Vote**

QUARTERLY REPORT

27. Lending – Summary Quarterly Portfolio Report

INFORMATIONAL ITEMS

28. Devens Update
29. Lending – Monthly Delegated Authority Report for
Loan Approvals
30. New Markets Tax Credit Program –
Calendar Year 2021 Annual Report
31. New Markets Tax Credits Advisory Board –
Approved Minutes of July 20, 2021 Meeting
32. Media Report (January)

MISCELLANEOUS

(reserved for matters the Chair did not reasonably anticipate at the time of posting)

- Old Business

- New Business

EXECUTIVE SESSION

33. Devens – 101 Sherman Avenue – Proposed Sale –
Roll Call Vote