**Massachusetts Development Finance Agency**

**99 High Street, 11th Floor**

**Boston, MA**

**Board of Directors Meeting**

**Thursday, July 9, 2020, at 10:00 a.m.**

**Board Members (and Staff):**

JOIN ZOOM MEETING

<https://zoom.us/j/95056513148>

Meeting ID: 950 5651 3148

**UPDATED AGENDA**

[*Secretary’s Note: This agenda includes walk-in items and any other changes that occurred at the Board meeting.*]

**MINUTES**

1. Approval of June 11, 2020 Meeting Minutes –   
   **Roll Call Vote**
2. Approval of June 11, 2020 Executive Session   
   Meeting Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

**GENERAL**

1. MassDevelopment Board Committees and Members  
   (*informational*)

**MARKETING / COMMUNICATIONS**

1. Media Report (June) (*informational*)

**FINANCE PROGRAMS**

* + Updates from Executive, Vice President, Finance   
    Programs, and Chief Financial Officer

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)

* **Bonds: Official Action Approvals**

**Official Action Projects without Volume Cap Requests**

1. Friends of Springfield Preparatory Charter School, Inc. – (Springfield) – $13,580,000 – **Vote**
2. The Somerville Community Corporation, Inc. (Somerville) – $11,444,274 – **Vote**

**Official Action Projects with Volume Cap Requests**

1. Caleb Mohawk Limited Partnership (North Adams) – $12,486,312 – **Vote**
2. NHS Copley Gardens LLC (Rockland) – $7,500,000 – **Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Milford Regional Medical Center, Inc. (Revised OA/FA) – (Various) – $67,000,000 – **Vote**
2. Doctor Franklin Perkins School (OA/FA) – (Lancaster) – $21,580,000 – **Vote**
3. Malden Catholic High School, Inc. (OA/FA) – (Malden) – $16,500,000 – **Vote**
4. Old Sturbridge, Inc. (OA/FA) – (Sturbridge) – $8,500,000 – **Vote**

**Final Approval Projects with Volume Cap Requests**

1. Broadway Everett TND LLC (Everett) – $9,143,000 – **Vote**
2. 41 N. Margin Senior Apartments LLC (Boston) – $6,400,000 – **Vote**

**STANDING BOARD COMMITTEES**

***Audit & Administration Committee – Chair: M. Attia***

* Report of July 9, 2020 Meeting

1. Minutes of April 9, 2020 Meeting (*informational*)

***Origination & Credit Committee – Chair: J. Blake***

* Report of July 7, 2020 Meeting

1. Minutes of June 9, 2020 Meeting (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan   
   Approvals (*informational*)
2. Approved Minutes of March 4, 2020 Emerging   
   Technology Fund Advisory Committee Meeting   
   (*informational)*
3. ARC Realty Management LLC (Lynn) –   
   Construction to Permanent Real Estate Loan   
   Participation; Bridge Loan; and Brownfields   
   Remediation Loan – **Roll Call** **Vote**
4. Intigua, Inc., d/b/a JetPatch (Boston) – Working   
   Capital Loan – Emerging Technology Fund – **Roll**  
   **Call** **Vote**
5. New Garden Park, Inc. (Worcester) – Increase to   
   Real Estate Loan Participation – General Fund –   
   **Roll Call** **Vote**

***Real Estate Development & Operations Committee – Chair: B. Kavoogian***

* Report of July 7, 2020 Meeting

1. Minutes of June 9, 2020 Meeting (*informational*)
2. Devens and Devens Environmental Updates
3. Statewide Real Estate Projects Updates

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. Devens – Emerson Green – Amendment to Land   
   Disposition Agreement – **Roll Call** **Vote** [***Handout (revised Vote)***]

* Devens – Litigation Update