**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, August 12, 2021, at 10:00 a.m.**

**Board Members (and Staff):**

JOIN ZOOM MEETING

<https://zoom.us/j/97218772853>

Meeting ID: 972 1877 2853

**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 July 8, 2021 Meeting Minutes – **Roll   
   Call Vote**
2. Approval of July 8, 2021 Executive Session Meeting  
    Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

1. New Employee Hires / Anniversaries

**GENERAL**

1. Fiscal Year-End 2021 Financial Update [***Simon Gerlin***]
2. Diversity, Equity & Inclusion Findings [***Dan Rivera,***

***Juliette Mayers***]

* + ~~Strategic Planning Update [~~***~~Tania Hartford~~***~~]~~

1. [*postponed to September*]
2. Professional Integrated Marketing Services –   
   Contract Awards – Proverb LLC and KHJ   
   Integrated Marketing, Inc. – **Roll Call Vote** [***Brenda Doherty***]

**FINANCE PROGRAMS**

1. FY2021 Closed Finance Programs Transactions

**BOND TRANSACTIONS**

1. Bond Detail Memorandum and Manufacturing   
   Delegated Authority Report

* **Bonds: Official Action Approval**

**Official Action Project without State Volume Cap Request**

1. Bread of Life, Inc. (Malden) – $1,600,000 – **Roll   
   Call Vote**

**Official Action Project with State Volume Cap Request**

1. 2Life Development Inc. (Lynn) – $42,126,000 –   
   **Roll Call Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without State Volume Cap Requests**

1. Bentley University (Waltham) – (OA/FA) –   
   $120,000,000 – **Roll Call Vote**
2. Seven Hills Foundation, Inc. (and affiliates)   
   (Various) – (OA/FA) – $50,000,000 – **Roll Call Vote**
3. Advanced Math and Science Academy Charter   
   School (Marlborough) – (OA/FA) – $24,000,000   
   – **Roll Call Vote**
4. Hillcrest Educational Centers, Inc. (Various) –   
   (OA/FA) – $16,000,000 – **Roll Call Vote**
5. Brockton Area Multi-Services, Inc. (Various) –   
   (OA/FA) – $7,000,000 – **Roll Call Vote**

**Final Approval Projects with State Volume Cap Requests**

1. Caleb Mohawk Limited Partnership (North Adams)   
   – $15,000,000 – **Roll Call Vote**
2. NHS Copley Gardens LLC (Rockland) – $7,000,000  
   – **Roll Call Vote**
3. Roadway Apartments LLC (Brockton) – $5,300,000  
   – **Roll Call Vote**

**Amendment**

1. Criterion Child Enrichment, Inc. (Milford) – **Roll   
   Call Vote**

**STANDING BOARD COMMITTEES**

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

* Report of August 10, 2021 Meeting

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

* Report of August 10, 2021 Meeting

1. House Doctor Contract Amendment with Tighe &   
   Bond, Inc. – **Roll Call Vote**
2. Devens – Complete Streets Community Policy   
   Amendment – **Roll Call Vote**
3. Devens Updates
4. Statewide Real Estate Projects Updates

* **Community Development**
* Update from EVP, Community Development [***Marcos Marrero***]

**INFORMATIONAL / REPORTS**

1. Community Development – Quarterly Community   
   Investment Portfolio Report
2. Community Development – Quarterly Transformative   
   Development Initiative Update
3. Community Development – Quarterly Business   
   Development Update
4. Community Investment (*formerly Community   
   Development*) – Approved Minutes of April 20, 2021  
    Brownfields Advisory Group Meeting
5. Lending – Monthly Delegated Authority Report for   
   Loan Approvals
6. Lending – Summary Quarterly Portfolio Report
7. Lending – New Markets Tax Credits – Approved   
   Minutes of January 26, 2021 MassDevelopment New   
   Markets LLC (“MDNM”) and MDNM CDEs #19-29,   
   LLCs Advisory Board Semi-Annual Meeting
8. Media Report (July)

**~~INTERN COHORT~~**

1. ~~2021 Intern Cohort Presentation [~~***~~Melissa Barretta~~***~~]~~

[*postponed to September*]

**MISCELLANEOUS**

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

* Old Business
* New Business