**Massachusetts Development Finance Agency  
(“MassDevelopment”)**

**Board of Directors Meeting**

*Hybrid Remote & In-Person*

**99 High Street, 11th Floor**

**Boston, MA 02110**

**Thursday, January 13, 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.*]

**MINUTES**

1. Approval of December 9, 2021 Meeting Minutes –   
   **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

1. New Employee Hires / Anniversaries

* New Bedford Presentation [*Guest(s) from New Bedford*]

**GENERAL**

1. Annual Approval and Confirmation of Agency   
   Officers – **Roll Call Vote**

**BOND TRANSACTIONS**

1. Bond Detail Memorandum

* **Bonds: Official Action Approvals**

**Official Action Projects without State Volume Cap Requests**

1. NewBridge on the Charles, Inc. (Dedham) –   
   $234,258,271 – **Roll Call Vote**
2. The West Suburban Young Men’s Christian   
   Association (Newton) – $12,600,000 – **Roll Call   
   Vote**
3. South River Partnership, LLC (Salem) –   
   $9,800,000 – **Roll Call Vote**
4. Child & Family Services, Inc. (New Bedford) –   
   $8,000,000 – **Roll Call Vote**
5. Cape Cod Collaborative (Yarmouth) – $3,000,000   
   – **Roll Call Vote**

* **Official Action Projects with State Volume Cap Requests**

1. 116 Norfolk Apartments LLC (Cambridge) –   
   $21,750,000 – **Roll Call Vote**
2. CheneySchuyler LLC (Boston) – $15,940,000 –   
   **Roll Call Vote**
3. Framingham Housing Authority (Framingham) –   
   $14,905,000 – **Roll Call Vote**
4. 275 Chestnut, LLC (Springfield) – $4,500,000 –   
   **Roll Call Vote**

* **Bonds: Final Approval**

**Final Approval Project without State Volume Cap Request**

1. The Young Men’s Christian Association of Central   
   Massachusetts (Various) – (OA/FA) – $17,500,000   
   – **Roll Call Vote**

**STANDING BOARD COMMITTEES**

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

* Report of January 11, 2022 Meeting

1. 28 Petronelli LLC (Brockton) – Amendment and   
   Extension to Construction Loan and Bridge Loan –   
   General Fund – **Roll Call Vote**
2. Approval of Contract with Cobblestone Management,   
   LLC for Lending Loan Review Consultant Services   
   – **Roll Call Vote**
3. Leverage for Charter School Guarantee Program   
   Fund 6 – **Roll Call Vote**
4. Commonwealth Kitchen, Inc. (Quincy) –   
   Amendments to Senior Loan and Subordinated   
   Forgivable Loan – General Fund – **Roll Call Vote**

~~#~~ *~~Walk-In~~*~~. Commonwealth Fund IV LLC –~~ **~~Roll Call  
Vote~~** [***PULLED****]*

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

* Report of January 11, 2022 Meeting
* **Real Estate and Devens**

1. Devens – Emerson Green – Proposed Amendment   
   to Land Disposition Agreement – **Roll Call Vote**

* **Community Development**

1. ~~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~~** [***PULLED***]

**QUARTERLY REPORT**

1. Statewide Real Estate Quarterly Updates

**INFORMATIONAL ITEMS**

1. Devens Update
2. Lending – Monthly Delegated Authority Report for   
   Loan Approvals
3. Media Report (December)

**MISCELLANEOUS**

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

* Old Business
* New Business