

MEETING NOTICE

Hybrid/Remote & In-Person Board of Directors Meeting

Entity: **Board of Directors of
Massachusetts Development Finance Agency**

Date/Time: Friday, April 26, 2024, at 10:00 a.m.

Location: Massachusetts Development Finance Agency *
99 High Street, 11th floor, Boston, MA 02110

* In accordance with Chapter 2 of the Acts of 2023, this meeting of the Massachusetts Development Finance Agency's Board of Directors will also be conducted through remote participation. Members of the public who wish to attend may do so using the information below:

Call In Number: 929-205-6099
Meeting ID: 876 1481 7966

Anticipated topics:

CONSENT AGENDA

1. Approval of March 14, 2024 Board Meeting Minutes
2. Approval of February 8, 2024 Board Meeting Minutes
3. Approval of February 8, 2024 Executive Session Meeting Minutes
4. Lending – La Colaborativa, Inc. (Chelsea) – Guarantee on Eastern Bank Loan and Reapproval of Increase to Existing Mortgage
5. Community Development – Cultural Facilities Fund – Round 16 Grant Awards
6. Community Development – MassDevelopment/HEFA Charitable Trust – Recommendation for a Community Health Center Decarbonization Pilot
7. Community Development – Transformative Development Initiative (“TDI”) – Transfer of Funds to Massachusetts Housing Finance Agency (“MassHousing”) for the Neighborhood Hub Stabilization Program
8. Devens – Contract with BSC Group, Inc., for Design, Permitting and Construction Administration Services related to the Permanent Lovell Road Bridge Replacement

Accessibility at Our Locations: If you need accommodation to participate in a MassDevelopment meeting, event, or program, please contact board@massdevelopment.com. Please request accommodations as soon as possible but no later than 48 hours before a scheduled event so that we may have adequate time to accommodate your needs.

9. Devens – Contract with Energy New England for Power/Gas Supply Administrative Services
10. Devens – Contract with Principal Assessor
11. Real Estate – Underutilized Properties Program – Grant to 2 Ionic Avenue (Worcester)

BOND TRANSACTIONS

12. Bond Detail Memorandum

○ **Bonds: Official Actions**

Official Action Project without State Volume Cap Request

13. Lighthouse Personalized Education for Teens, Inc. (Holyoke) – \$2,000,000

Official Action Project with State Volume Cap Request

14. DKA Realty, LLC / Sinicon Plastics Inc. (Pittsfield) – \$6,000,000

○ **Bonds: Final Approvals**

Final Approval Projects without State Volume Cap Request

15. [OA/FA] Brandeis University (Waltham) – \$145,000,000
16. [OA/FA] CHF Merrimack, Inc. (Andover and North Andover) – \$110,000,000
17. [OA/FA] Conservatory Lab Foundation, Inc. (Boston) – \$18,000,000
18. [OA/FA] Sherrill House, Inc. (Boston) – \$6,630,000
19. Springfield Day Nursery Corporation, d/b/a Square One (Springfield) – \$6,000,000
20. [OA/FA] Gándara Mental Health Center, Inc. (Springfield) – \$1,350,000

Final Approval Project with State Volume Cap Request

21. Catalyst Housing LLC (Lynn) – \$7,520,000

INFORMATIONAL

22. Accounting & Finance – Audited FY2023 Financial Statements
23. Accounting & Finance – Financial Update through February 29, 2024
24. Community Development – Quarterly Report
25. Community Development – Transformative Development Initiative (“TDI”) – Additional TDI Equity funding for project at 44 Troy Street, Fall River
26. Lending – Monthly Delegated Authority Reports for Loan Approvals (January and February)
27. Media Reports (February and March)

STRATEGIC DISCUSSION

- Community Development – TDI Program Briefing

MISCELLANEOUS

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

- Old Business
- New Business

EXECUTIVE SESSION

28. Informational – Real Estate – Joint Base Cape Cod – Update
29. Informational – Real Estate – Chapter 40B Update
30. Informational – Real Estate – Sherman Square Update
31. Informational – Real Estate – Lease Update
32. Informational - Real Estate – MBTA Lynn Garage Update