

MEETING NOTICE

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

Date/Time: Thursday, May 12, 2022, 10:00 a.m.

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

Anticipated topics:

MINUTES

1. Approval of April 14, 2022 Meeting Minutes
2. Approval of April 14, 2022 Executive Session Meeting Minutes

PRESIDENT / CEO REPORT

- Monthly Update
- 3. New Employee Hires

FINANCE

4. Contract Extensions for PFM Asset Management, LLC
5. MassDevelopment Short Term Asset Reserve (STAR) Fund – Approval of Charter, Appointment of Members and Modification to the Authorizing Contract

FINANCE PROGRAMS

- Update from Executive Vice President, Finance Programs
 - i. Guest Speaker

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.

BOND TRANSACTIONS

6. Discontinuation of Value Lease (Bond) Program
7. Bond Detail Memorandum
- Bonds: Official Action Approvals
Official Action Project without State Volume Cap Request
 8. Advocates, Inc. (Various) – \$10,900,000
- Official Action Project with State Volume Cap Request
 9. POAH Sacred Heart, LLC (Cambridge) – \$16,000,000
- Bonds: Final Approvals
Final Approval Projects without State Volume Cap Requests
 10. Brandeis University (Waltham) – (OA/FA) – \$150,000,000
 11. Sterling and Francine Clark Art Institute (Williamstown) – (OA/FA) – \$16,000,000
 12. The Rivers School Corporation (Weston) – (OA/FA) – \$13,650,000
 13. New Heights Charter School of Brockton (Brockton) – \$6,732,000
 14. Community Young Men’s Christian Association of Danvers, Massachusetts, Inc. (Danvers) – (OA/FA) – \$5,000,000

STANDING BOARD COMMITTEES

Origination & Credit Committee – Chair: J. Chisholm

- Report of May 10, 2022 Meeting
- Lending
 15. Emerging Technology Fund – Commonwealth Fund IV, LLC – Equity Fund Management Agreement with Massachusetts Technology Development Corporation, d/b/a MassVentures

16. State Small Business Credit Initiative (SSBCI) – Authorization to Enhance and Expand its Loan and Guarantee Capabilities to Small Businesses and Non-profits
17. 45 Wingate Street, LLC (Haverhill) – Commercial Real Estate Loan, Bridge Loan and Development Finance Insurance Fund (DFIF) Mortgage Guarantee – General Fund
18. La Colaborativa, Inc. (Chelsea) – Amendment to Forgivable Subordinated Loan – General Fund

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

- Report of May 10, 2022 Meeting
- Real Estate and Devens
 19. Devens – 77 Saratoga Boulevard – Tax Increment Financing – Peak Performance Compounding, LLC
 20. Devens – 33 Jackson Road – Tax Increment Financing – Continuous Pharmaceuticals, Inc.
 21. Central Regional Office Lease (Worcester)
 22. West Regional Office Lease Extension (Springfield)
- Community Development
 23. Transformative Development Initiative (“TDI”) – TDI Equity Grant to Valley Opportunity Council for Redevelopment of 30 Center Street, Chicopee
 24. TDI – TDI Equity Grant to Lawrence Community Works for Redevelopment of 50 Island Street, Lawrence
 25. Cultural Facilities Fund – Grant Awards – Spring 2022 Round

QUARTERLY REPORT

26. Lending – Summary Quarterly Portfolio Report

INFORMATIONAL ITEMS

27. Devens Updates

28. Lending – Monthly Delegated Authority Report for Loan Approvals
29. Media Report (April)

MISCELLANEOUS

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

- Old Business
- New Business

EXECUTIVE SESSION

- Litigation Matter