



**MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
("MASSDEVELOPMENT")**

**Board of Directors Meeting
99 High Street, 11th floor
Boston, MA
Thursday, August 10, 2023, at 10:00 a.m.**

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 13, 2023 Meeting Minutes
– **Vote**
2. Approval of July 13, 2023 Executive Session Meeting Minutes – **Vote**

PRESIDENT / CEO REPORT

- Monthly Update
- 3. Employee Introduction(s)
- Guest Speaker *[Bob Delhomme and Alistaire Cunningham,
Charter Environmental]
[presentation]*

GENERAL

4. Devens – Public Safety Building – Award of construction contract – **Vote** *[Revised documents]
[presentation]*
5. Devens – Public Safety Building – Approval to proceed with financing – **Vote** *[Revised documents uploaded]
[presentation]*

BOND TRANSACTIONS

6. Bond Detail Memorandum

○ **Bonds: Official Actions**

Official Action Project without State Volume Cap Request

7. Housing Assistance Corporation (Orleans) –
\$2,194,144 – **Vote**

Official Action Projects with State Volume Cap Requests

8. 23 Laurel Street LLC (Northampton) – \$6,100,000 –
Vote

9. 452 Broadway Housing Limited Partnership
(Lowell) – \$6,000,000 – **Vote**

○ **Bonds: Final Approvals**

Final Approval Projects without State Volume Cap Requests

10. [OA/FA] Trustees of Deerfield Academy (Deerfield) –
\$100,000,000 – **Vote**

11. [OA/FA] Lasell Village, Inc. – (Newton) –
\$20,000,000 – **Vote**

12. [OA/FA] The Guild for Human Services, Inc.
(various) – \$4,013,526 – **Vote**

Final Approval Project with State Volume Cap Request

13. TND 170 Cottage LLC (Chelsea) – \$24,500,000 –
Vote

STANDING BOARD COMMITTEES

Audit & Administration Committee – Chair: K. Connors

- Report of August 10, 2023 Meeting

Origination & Credit Committee – Chair: J. Thurlow

- Report of August 8, 2023 Meeting
- **Lending**
 14. DPV Transportation, Inc. (Everett) – Capital Loan and Equipment Loan – SSBCI Fund – **Vote**

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

- Report of August 8, 2023 Meeting

Community Development

15. Transformative Development Initiative (“TDI”) – TDI Equity Investments – Additional funding for 807-815 Main Street, Worcester – **Vote**

QUARTERLY REPORTS

16. Finance Programs – End of Year Report
17. Real Estate – Quarterly Update

INFORMATIONAL ITEMS

18. Community Development – Brownfields Fund – Funding for 807-815 Min Street, Worcester
19. Community Development – TDI Equity Investments – Groups 2 and 3 Round FY2023 Grant Awards
20. Lending – Monthly Delegated Authority Report for Loan Approvals
21. Lending – Summary Portfolio Report
22. Media Report (July)

MISCELLANEOUS

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

- Old Business
- New Business

GENERAL

- General Fund Update