



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

**Board of Directors Meeting
99 High Street, 11th floor
Boston, MA
Thursday, September 14, 2023, at 10:00 a.m.**

SEPTEMBER UPDATED AGENDA

[Secretary's Note: This agenda includes walk-in items and any other changes that occurred at the Board meeting.]

MISSION MOMENT

- President/CEO's Monthly Update
- Guest Speaker – 526 Main Street, Worcester

*[Bo Menkiti,
The Menkiti Group]
[presentation]*

STANDING BOARD COMMITTEES

- Origination & Credit Committee –
Report of September 12, 2023 meeting
- Real Estate Development & Operations Committee –
Report of September 12, 2023 meeting

CONSENT AGENDA

1. Approval of August 10, 2023 Board Meeting Minutes – **Vote**
2. Massachusetts Growth Capital Corporation (Charlestown) – Allocation transfer of \$6 million to MassDevelopment to finance State Small Business Credit Initiative ("SSBCI") pipeline – **Vote**
3. Devens – Approval of TIF Agreement for 39 Jackson Road – **Vote**

4. Gloucester (Jodrey) Pier – Approval of Cape Seafoods lease modification – **Vote**
5. One Stop for Growth – Approval of grant applications for four Agency programs: Brownfields; Collaborative Workspace; Site Readiness; Underutilized Property – **Votes**

[revised memo for UPP]

BOND TRANSACTIONS

6. Bond Detail Memorandum

○ **Bonds: Official Actions**

Official Action Projects with State Volume Cap Requests

7. Windward Supportive LLC (Rowley) – \$7,300,000 – **Vote**
8. YNS Affordable Housing, Inc. (Gloucester) – \$7,250,000 – **Vote**

○ **Bonds: Final Approvals**

Final Approval Project without State Volume Cap Request

9. [OA/FA] Applewild School Incorporated (Fitchburg) – \$13,000,000 – **Vote**

Final Approval Projects with State Volume Cap Requests

10. 32 Marion Apartments LLC (Brookline) – \$39,900,000 – **Vote**
11. CCC River LLC (Boston) – \$21,816,800 – **Vote**

STRATEGIC DISCUSSION

- General Fund

[*Dan Rivera, Lisa Kalinowski*]
[handout(s)]

MISCELLANEOUS

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

- Old Business

- New Business

INFORMATIONAL

12. Community Development – Quarterly Report
13. Community Development – One Stop for Growth – Grant approvals for Commonwealth Places Program and Real Estate Services Technical Assistance Program
14. Lending – Monthly Delegated Authority Report for Loan Approvals
15. Media Report (August)

EXECUTIVE SESSION

16. Devens – Sale of 27 Antietam Street – **Vote**