



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

**Board of Directors Meeting
99 High Street, 11th Floor
Boston, MA 02110
Thursday, January 11, 2024, at 10:00 a.m.**

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.]

MISSION MOMENT

- President/CEO's Monthly Update

CONSENT AGENDA

1. Approval of December 14, 2023 Board Meeting Minutes – **Roll Call Vote**
2. Annual Approval and Confirmation of Agency Officers – **Roll Call Vote**

BOND TRANSACTIONS

3. Bond Detail Memorandum
- **Bonds: Official Actions**
Official Action Project without State Volume Cap Request
 - 4. Springfield Day Nursery Corporation, d/b/a Square One (Springfield) – \$6,000,000 – **Roll Call Vote**
 - **Bonds: Final Approvals**
Final Approval Project without State Volume Cap Request
 - 5. [OA/FA] The Children's Hospital Corporation (various) – \$1,000,000,000 – **Roll Call Vote**

6. [OA/FA] Northeastern University (Boston) – \$220,000,000 – **Roll Call Vote**
7. Benjamin Franklin Cummings Institute of Technology (Roxbury) – \$25,000,000 – **Roll Call Vote**
8. [OA/FA] The Kingsley Montessori School, Inc. (Boston) – \$25,000,000 – **Roll Call Vote**

Final Approval Project with State Volume Cap Request

9. BC Leefort Terrace LLC (Salem) – \$45,000,000 – **Roll Call Vote**
10. Walnut Street Phase One 4 LLC (Foxborough) – \$23,200,000 – **Roll Call Vote**
11. 3371 Washington Owner LLC (Jamaica Plain) – \$16,210,000 – **Roll Call Vote**
12. 275 Chestnut, LLC (Springfield) – \$8,191,034 – **Roll Call Vote**
13. Tough Stuff Recycling, Inc. (Fitchburg) – \$2,400,000 – **Roll Call Vote**

INFORMATIONAL

14. Real Estate – Quarterly Update
15. Community Development – Brownfields Redevelopment Fund – Impact Data
16. Community Development – Transformative Development Initiative (“TDI”) – Impact Data
17. Lending – Monthly Delegated Authority Report for Loan Approvals
18. Media Report (December)

STRATEGIC DISCUSSION

- General Fund *[presentation]*

MISCELLANEOUS

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

- Old Business
- New Business

EXECUTIVE SESSION

- Devens – Strategic discussion involving real property value(s), and more

[presentations]