



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

**Board of Directors Meeting  
99 High Street, 11<sup>th</sup> Floor  
Boston, MA 02110  
Thursday, February 8, 2024, 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.]*

**MISSION MOMENT**

- President/CEO's Monthly Update

**STANDING BOARD COMMITTEES**

- Origination & Credit Committee –  
Report of February 6, 2024 meeting
- Real Estate Development & Operations Committee –  
Report of February 6, 2024 meeting

**GENERAL / ACTION ITEMS**

1. State Small Business Credit Initiative ("SSBCI") –  
Annual Certification of Board Members
2. STAR Fund – Annual Certification of Board Members

**CONSENT AGENDA**

3. Approval of January 11, 2024 Board Meeting Minutes – **Voice Vote**
4. Approval of January 11, 2024 Executive Session Meeting Minutes – **Voice Vote**
5. Lending – MassDevelopment/HEFA Trust – Loan  
Recommendations – **Vote** *[Revised Memo (uploaded)]*

## **BOND TRANSACTIONS**

6. Bond Detail Memorandum

### **Official Action Projects with State Volume Cap Request**

7. 733 Broadway LLC (Lowell) – \$17,000,000 – **Vote**

### **Final Approval Projects without State Volume Cap Request**

8. [OA/FA] Sturdy Memorial Hospital (Attleboro) – \$50,000,000 – **Vote**
9. [OA/FA] Benjamin Banneker Charter Public School (Cambridge) – \$29,000,000 – **Vote**
10. Inquilinos Boricuas en Acción, Inc. (Boston) – \$18,020,000 – **Vote**
11. Housing Assistance Corporation (Orleans) – \$2,300,000 – **Vote**

## **INFORMATIONAL**

12. FY2023 Annual Report to the Supplier Diversity Office on MassDevelopment's Diverse Business Enterprises Program
13. Lending – Monthly Delegated Authority Report for Loan Approvals
14. Lending – Summary Portfolio Report
15. Lending – New Markets Tax Credits – Annual Report
16. Media Report (January)

## **STRATEGIC DISCUSSION**

- Lending Portfolio [presentation]

## **MISCELLANEOUS**

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

- Old Business
- New Business

**EXECUTIVE SESSION**

17. Real Estate – Property Sale – **Vote** *[Revised Memo (uploaded)]*
  
18. Devens – Informational – Follow up to Strategic Discussion