

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

**Board of Directors Meeting  
99 High Street, 8<sup>th</sup> Floor  
Boston, MA 02110  
Thursday, August 14, 2025, 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.]*

- President/CEO's Report

**STANDING BOARD COMMITTEES**

- Origination & Credit Committee – Report of August 12, 2025 Meeting
- Real Estate Development & Operations Committee – Report of August 12, 2025 Meeting

**CONSENT AGENDA**

1. Approval of July 10, 2025 Board Meeting Minutes – **Vote**
2. Approval of July 10, 2025 Board Meeting Executive Session Minutes – **Vote**
3. Devens – Amendment of Agreement for Environmental Consulting Services with Haley & Aldrich – **Vote**
4. Devens – Septage Rate Increase for the Devens Wastewater Utility – **Vote**
5. Lending - One Chestnut Place – \$3,600,000 HDIP Bridge Loan and Guaranty – General Fund – **Vote**

6. Real Estate – Acknowledgment of South Weymouth Naval Air Station Public Infrastructure Improvement Project – **Vote**

## **BOND TRANSACTIONS**

7. Bond Detail Memorandum

### **Bonds: Official Actions and Final Approvals**

#### **Official Actions without State Volume Cap Requests**

8. Cultural Alliance of Medfield, Inc. D/B/A Bellforge Arts Center, Inc. (Medfield) – \$18,000,000 – **Vote**
9. Housing Assistance Corporation (South Dennis) – \$4,300,000 – **Vote**

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

10. [OA/FA] Taurus Wellness Center, Inc. (Various) – \$105,000,000 – **Vote**
11. [OA/FA] Devens Public Safety Building (Devens) – \$13,000,000 – **Vote**
12. [OA/FA] Home for Aged Women, Inc. D/B/A Goddard House (Brookline) – \$10,000,000 – **Vote**
13. Falmouth Academy, Inc. (Falmouth) – \$2,400,000 – **Vote**

#### **Final Approvals with State Volume Cap**

14. [OA/FA] Lakeside Phase 1 Four LLC (Worcester) – \$38,000,000 – **Vote**
15. TND 110 Ocean LLC (Revere) – \$23,450,000 – **Vote**

## **INFORMATIONAL**

16. Lending - Summary Quarterly Portfolio Report
17. Lending – Delegated Authority Memo and Report
18. Lending – 5, 6 & 7 Review

19. Media Report (July)

20. FY26 Strategic Discussion Topics

**STRATEGIC DISCUSSION**

21. FY25 in Review

**MISCELLANEOUS**

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

- Old Business
- New Business