



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

**Board of Directors Meeting  
99 High Street, 11<sup>th</sup> Floor  
Boston, MA 02110  
Thursday, July 10, 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**

- Real Estate Development & Operations Committee – Report of July 8, 2025 Meeting

**CONSENT AGENDA**

1. Approval of June 12, 2025 Board Meeting Minutes – **Vote**
2. Approval of June 12, 2025 Board Meeting Executive Session Minutes – **Vote**
3. Real Estate – Award of Contracts for Consultant Services – **Vote**

**BOND TRANSACTIONS**

4. Bond Detail Memorandum

**Bonds: Official Actions and Final Approvals**

**Official Actions without State Volume Cap Requests**

5. High Point Treatment Center, Inc. (Various) – \$25,000,000 – **Vote**

6. Falmouth Academy, Inc. (Falmouth) – \$2,400,000 – **Vote**

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

7. [OA/FA] GingerCare Residences at Melbourne Place, Inc. (Pittsfield) – \$37,500,000 – **Vote**
8. [OA/FA] Animal Rescue League of Boston (Boston) – \$21,000,000 – **Vote**
9. [OA/FA] Covenant Christian Academy, Inc. (Peabody) – \$6,000,000 – **Vote**
10. [OA/FA] Lycee International de Boston/International School of Boston, Inc. (Cambridge) - \$4,000,000 – **Vote**
11. [OA/FA] International Institute of New England, Inc. (Lowell) – \$2,030,000 – **Vote**
12. [OA/FA] Springfield Crossing DIF Invested Revenue District (Springfield) – \$8,000,000 – **Vote**
13. [OA/FA] 1010 Turnpike, LLC (Middleborough) – \$11,700,000 – **Vote**

#### **INFORMATIONAL**

14. Lending - Delegated Authority Memo
15. Lending - Delegated Authority Summary
16. Real Estate – Quarterly Report
17. Media Report (June)

#### **MISCELLANEOUS**

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

- Old Business
- New Business

## **EXECUTIVE SESSION**

18. Devens – Disposition of ±2.08 acres at Adams Circle, Devens – **Vote**