

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

**Board of Directors Meeting
99 High Street, 8th Floor
Boston, MA 02110
Thursday, June 12, 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 June 10, 2025 meeting
- Audit & Administration Committee – Report of June 12, 2025 meeting

CONSENT AGENDA

1. Approval of May 8, 2025 Board Meeting Minutes – **Vote**
2. Real Estate – Amendment of Selected House Doctor Contracts – **Vote**
3. Devens – Devens Sewer Utility FY26 Rate Adjustments – **Vote**
4. Devens – Devens Water Utility FY26 Rate Adjustments – **Vote**
5. Devens – Amendment of Contract with Transcend Maintenance Services, Inc. – **Vote**
6. Devens – Proposed Changes to Tax Exemptions for Residents – **Vote**
7. Community Development - Recommendation for Extension of Six TDI Districts – **Vote**

8. Community Development – Creative Cities – Award of FY26 Funds – **Vote**
9. Community Development - Reallocation and Amendment of Underutilized Properties Program (“UPP”) Award funds - The Community Builders, Inc.– **Vote**
10. Community Development - UPP Award Amendment – NeighborWorks Housing Services of the South Shore, Inc.– **Vote**
11. Investment Banking – Proposed Modification to Bond Fee Schedule – **Vote**

BOND TRANSACTIONS

12. Bond Detail Memorandum

Bonds: Official Actions and Final Approvals

Official Actions without State Volume Cap Requests

13. Harvard Street Neighborhood Health Center, Inc. (Boston) – \$20,000,000 – **Vote**

Official Actions with State Volume Cap Requests

14. Premier Fence LLC (Middleboro) – \$11,100,000 – **Vote**

Final Approval Projects without State Volume Cap Requests

15. [OA/FA] Beth Israel Lahey Health, Inc. (Various) – \$1,600,000,000 – **Vote**
16. [OA/FA] Care Communities, LLC, Care Communities Burlington, LLC, Care Communities Dartmouth, LLC, Care Communities Needham, LLC, Care Communities Newburyport, LLC, Care Communities Plymouth, LLC, Care Communities Tewksbury, LLC (Various) – \$259,310,000 – **Vote**
17. [OA/FA] Community Day Care Center of Lawrence, Inc. d/b/a The Community Group (Lawrence) – \$22,500,000 – **Vote**
18. [OA/FA] Special Obligation Bonds (Commonwealth Contract Assistance) (Boston) - \$17,300,000 – **Vote**
19. House of Possibilities, Inc. (North Easton) – \$14,135,000 – **Vote**

INFORMATIONAL

20. Lending - Delegated Authority Memo
21. Lending - Delegated Authority Summary
22. Community Development - Family Childcare Grant Awards
23. Community Development – Quarterly Report
24. Media Report (May)

STRATEGIC DISCUSSION

- Strategic Initiatives FY26
25. FY26 Proposed Budget Presentation - **Vote**

MISCELLANEOUS

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

- Old Business
- New Business