

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

**Board of Directors Meeting
33 Andrews Parkway
Devens, MA
Thursday, November 13, 2025, at 10:00 a.m.**

ZOOM MEETING
<https://us06web.zoom.us/j/87614817966>
Meeting ID: 876 1481 7966

UPDATED AGENDA

- President/CEO's Report

STANDING BOARD COMMITTEES

- Origination & Credit Committee – Report of November 10, 2025 Meeting
- Real Estate Development & Operations Committee – Report of November 10, 2025 Meeting
- Audit & Administration Committee – Report of November 10, 2025 Meeting

CONSENT AGENDA

1. Approval of October 23, 2025 Board Meeting Minutes – **Vote**
2. Approval of October 23, 2025 Board Meeting Executive Session Minutes – **Vote**
3. Real Estate – House Doctor Consultants – Contract Increases – **Vote**
4. Devens – Authorization to Enter into an Agreement for the Operation and Maintenance of the Devens Water Utility – **Vote**
5. Finance/Governance – Approval to Establish 501(c)(3) Entity – **Vote**
6. Lending – SD R3 Holdings, LLC/HYM Investments – \$4,600,000 HDIP Bridge Loan – General Fund – **Vote**

BOND TRANSACTIONS

7. Bond Detail Memorandum

Bonds: Official Actions and Final Approvals

Official Actions with State Volume Cap

8. LSS Realty Associates, LLC/Jain Americas, Inc. (Pittsfield) – \$4,250,000 –
Vote

Final Approval Projects without State Volume Cap Requests

9. [OA/FA] Middlesex Sustainable Energy Partners, LLC (Various) – \$400,000,000
– **Vote**
10. Lowell Community Health Center, Inc. (Revised FA)(Lowell) – \$9,200,000 –
Vote
11. Neighborhood of Affordable Housing, Inc. and Affiliates (Boston) – \$11,500,000
– **Vote**
12. Housing Assistance Corporation (Dennis) – \$4,400,000 – **Vote**
13. Cooperative Production, Inc. (Raynham) – \$3,600,000 – **Vote**
14. [OA/FA] ACDC 64 Beach LLC (Boston) – \$1,900,000 – **Vote**

INFORMATIONAL

15. Lending – Summary Quarterly Portfolio Review Report
16. Lending – Delegated Authority Memo and Report
17. Community Development - Biz-M-Power Grant Awards
18. Media Report (October)

STRATEGIC DISCUSSION

- Devens Update

MISCELLANEOUS

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

- Old Business
- New Business

GENERAL (to follow after the conclusion of the Board meeting estimated time of 11:00 a.m.)

- Open Meeting with Members of the Devens Community