

MEETING NOTICE

Entity: **Board of Directors of
Massachusetts Development Finance Agency**

Date/Time: Thursday, November 13, 2025, at 10:00 a.m.

Location: Massachusetts Development Finance Agency
33 Andrews Parkway
Devens, MA 01434

In accordance with Chapter 2 of the Acts of 2025, this meeting of the Board of Directors of the Massachusetts Development Finance Agency will also be conducted through remote participation. Members of the public who would like to attend may do so using the information below:

Call In Number: 646 518 9805
Meeting ID: 876 1481 7966

Anticipated topics:

- 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
2. Approval of October 23, 2025 Board Meeting Executive Session Minutes
3. Real Estate – House Doctor Consultants – Contract Increases
4. Devens – Authorization to Enter into an Agreement for the Operation and Maintenance of the Devens Water Utility
5. Finance/Governance – Approval to establish 501(c)(3) entity

Accessibility at Our Locations: If you need accommodation to participate in a MassDevelopment meeting, event, or program, please contact board@massdevelopment.com. Please request accommodations as soon as possible but no later than 48 hours before a scheduled event so that we may have adequate time to accommodate your needs.

6. Lending – SD R3 Owner, LLC/HYM Investments – \$4,600,000
HDIP Bridge Loan – General Fund

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

Final Approval Projects without State Volume Cap Requests

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

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