

MEETING NOTICE

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

Date/Time: Thursday, June 12, 2025, at 10:00 a.m.

Location: Massachusetts Development Finance Agency
99 High Street, 8th floor Conference Room
Boston, MA 02110

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

- 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
2. Real Estate – Amendment of Selected House Doctor Contracts
3. Devens – Devens Sewer Utility FY26 Rate Adjustments
4. Devens – Devens Water Utility FY26 Rate Adjustments
5. Devens – Amendment of Contract with Transcend Maintenance Services, Inc.

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. Devens – Proposed Changes to Tax Exemptions for Residents
7. Community Development - Recommendation for Extension of Six TDI Districts
8. Community Development – Creative Cities – Award of FY26 Funds
9. Community Development - Reallocation and Amendment of Underutilized Properties Program (“UPP”) Award funds - The Community Builders, Inc.
10. Community Development - UPP Award Amendment – NeighborWorks Housing Services of the South Shore, Inc.
11. Investment Banking – Proposed Modification to Bond Fee Schedule

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

Official Actions with State Volume Cap Requests

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

Final Approval Projects without State Volume Cap Requests

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

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

MISCELLANEOUS

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

- Old Business
- New Business