

MEETING NOTICE

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

Date/Time: Thursday, August 14, 2025, at 10:00 a.m.

Location: Massachusetts Development Finance Agency
99 High Street, 8th floor
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

- Origination & Credit Committee – Report of August 12, 2025 Meeting
- Real Estate Development & Operations Committee – Report of August 12, 2025 Meeting

CONSENT AGENDA

1. Approval of July 10, 2025 Board Meeting Minutes
2. Approval of July 10, 2025 Board Meeting Executive Session Minutes
3. Devens – Amendment of Agreement for Environmental Consulting Services with Haley & Aldrich
4. Devens – Septage Rate Increase for the Devens Wastewater Utility

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.

5. Lending - One Chestnut Place – \$3,600,000 HDIP Bridge Loan and Guaranty – General Fund
6. Real Estate – Acknowledgment of South Weymouth Naval Air Station Public Infrastructure Improvement Project

BOND TRANSACTIONS

7. Bond Detail Memorandum

Bonds: Official Actions and Final Approvals

Official Actions without State Volume Cap Requests

8. Cultural Alliance of Medfield, Inc. D/B/A Bellforge Arts Center, Inc. (Medfield) – \$18,000,000
9. Housing Assistance Corporation (South Dennis) – \$4,300,000

Final Approval Projects without State Volume Cap Requests

10. [OA/FA] Taurus Wellness Center, Inc. (Various) – \$105,000,000
11. [OA/FA] Devens Public Safety Building (Devens) – \$13,000,000
12. [OA/FA] Home for Aged Women, Inc. D/B/A Goddard House (Brookline) – \$10,000,000
13. Falmouth Academy, Inc. (Falmouth) – \$2,400,000

Final Approvals with State Volume Cap

14. [OA/FA] Lakeside Phase 1 Four LLC (Worcester) – \$38,000,000
15. TND 110 Ocean LLC (Revere) – \$23,450,000

INFORMATIONAL

16. Lending - Summary Quarterly Portfolio Report
17. Lending – Delegated Authority Memo and Report
18. Lending – 5, 6 & 7 Review
19. Media Report (July)
20. FY 26 Strategic Discussion Topics

STRATEGIC DISCUSSION

21. FY25 in Review

MISCELLANEOUS

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

- Old Business
- New Business