



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

**Board of Directors Meeting
99 High Street, Board Room
Boston, MA 02110
Thursday, February 12, 2026, at 10:00 a.m.**

TEAMS MEETING

<https://teams.microsoft.com/meet/22131287431590?p=eMv2bWzfd58CqiWJDm>

Meeting ID: 221 312 874 315 90

Passcode: vv66oQ7n

UPDATED AGENDA

- President/CEO's Report

STANDING BOARD COMMITTEES

- Origination & Credit Committee – Report of February 10, 2026 Meeting
- Real Estate Development & Operations Committee – Report of February 10, 2026 Meeting
- Compensation Committee – Report of February 12, 2026 Meeting

GENERAL / ACTION ITEMS

- State Small Business Credit Initiative (SSBCI) – Annual Certification of Board Members
- STAR Fund – Annual Certification of Board Members

CONSENT AGENDA

1. Approval of January 15, 2026 Board Meeting Minutes – **Vote**
2. Community Development – TDI FY27-FY29 Cohort Selection and Restricted Fund Transfer Request – **Vote**
3. Community Development – Creative District Pilot Approval – **Vote**

4. Investment Banking - Housing Bond Volume Cap Revised Fee Structure – **Vote**

BOND TRANSACTIONS

5. Bond Detail Memorandum

Bonds: Official Actions and Final Approvals

6. [OA/FA] President and Fellows of Harvard College (Various) – \$750,000,000 – **Vote**

7. [Revised FA] Regis College (Weston) – \$70,000,000 – **Vote**

8. [OA/FA] The North East Educational and Developmental Support Center, Inc (Various) – \$ 17,000,000 – **Vote**

9. [OA/FA] Harbor Health Services, Inc. (Various) – \$9,000,000 – **Vote**

Final Approvals With State Volume Cap

10. LSS Realty Associates, LLC/Jain Americas, Inc. (Various) – \$4,080,000 – **Vote**

INFORMATIONAL

11. Lending – Summary Quarterly Portfolio Review Report

12. Lending – Delegated Authority Memo and Report

13. Q2 Financial Update

14. Community Development – Small Business Technical Assistance (SBTA) FY26 Awards

15. Media Report (January)

STRATEGIC DISCUSSION

- Military Programs
- Investment Banking - Bond Recycling

- Board & Operational Governance Review and Refresh Follow-Up

16. Approval of By-Laws Amendments - **Vote**
17. Approval of Committee Changes and Updated/New Committee Charters – **Vote**
18. Adoption of Signature Authorization and Delegated Authority Policy for Agency Contracts and Related Operational Matters – **Vote**
19. Annual Approval and Confirmation of Agency Officers – **Vote**

MISCELLANEOUS

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

- Old Business
- New Business