

MEETING NOTICE

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

Date/Time: Thursday, February 12, 2026, at 10:00 a.m.

Location: Massachusetts Development Finance Agency
99 High Street
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: 323-642-9473
Phone conference ID: 658 614 82#

Anticipated topics:

- 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

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.

2. Community Development – TDI FY27-FY29 Cohort Selection and Restricted Fund Transfer Request
3. Community Development – Creative District Pilot Approval
4. Investment Banking - Housing Bond Volume Cap Revised Fee Structure

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
7. [Revised FA] Regis College (Weston) – \$70,000,000
8. [OA/FA] The North East Educational and Developmental Support Center, Inc (Various) – \$ 17,000,000
9. [OA/FA] Harbor Health Services, Inc. (Various) – \$9,000,000

Final Approvals With State Volume Cap

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

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
 17. Approval of Committee Changes and Updated/New Committee Charters
 18. Adoption of Signature Authorization and Delegated Authority Policy for Agency Contracts and Related Operational Matters
 19. Annual Approval and Confirmation of Agency Officers

MISCELLANEOUS

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

- Old Business
- New Business