

AMENDED MEETING NOTICE

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

Date/Time: Thursday, May 8, 2025, at 10:00 a.m.

Location: Massachusetts Development Finance Agency
99 High Street, 11th floor Board 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 May 6, 2025 meeting
- Origination & Credit Committee – Report of May 6, 2025 meeting

CONSENT AGENDA

1. Approval of April 10, 2025 Board Meeting Minutes
2. Lending - OAC 465 Washington St LLC - \$5,000,000 First Mortgage Construction Loan - General Fund
3. Lending – Pioneer Charter School of Science II – Up to \$6,000,000 Charter School Mortgage Guarantee - Charter School Guarantee Fund(s)
4. Community Development – Cultural Facilities Fund – Round 17 Grant Awards

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. Marketing – Avenu Interactive Inc. – Authorization to Increase Contract Amount
6. Devens – Electric Utility Operations and Maintenance - Contract
7. Devens – Public Safety Building – Construction Cost Overrun
8. Devens Public Safety Building Project – Contract Municipal Fire Alarm Board Memo

BOND TRANSACTIONS

9. Bond Detail Memorandum

○ Bonds: Official Actions and Final Approvals

Official Actions without State Volume Cap Requests

10. Allen-Chase Foundation d/b/a Eaglebrook School (Deerfield) – \$35,500,000
11. Cape Cod Young Men’s Christian Association, Inc. (Various) – \$3,500,000
12. George Marston Whittin Memorial Community Association, Inc. (Northbridge) – \$35,000,000

Final Approval Projects without State Volume Cap Requests

13. [OA/FA] The Trustees of Mount Holyoke College (South Hadley) – \$160,000,000
14. [OA/FA] Wentworth Institute of Technology, Inc. (Boston) - \$75,000,000
15. [OA/FA] Seven Hills Foundation, Inc. and Affiliates (Various) - \$55,000,000
16. [OA/FA] Worcester Polytechnic Institute (Worcester) - \$45,000,000
17. [OA/FA] Sterling and Francine Clark Art Institute (Williamstown) - \$20,890,000
18. [OA/FA] Incompass Human Services, Inc. (Chelmsford) - \$14,525,000
19. [OA/FA] Wheaton College (Norton) – \$14,525,000

Final Approval Projects with Recycled State Volume Cap Requests

- 20. 25 Garvey Street Housing, LLC (Everett) – \$34,600,000
- 21. River Street Limited Partnership (Boston) – \$800,000

INFORMATIONAL

- 22. Delegated Authority Approval and Review
- 23. Lending - Quarterly Portfolio Review (Summary)
- 24. Media Report (May)
- 25. Community Health Center Decarbonization Planning Grants – Group 1

MISCELLANEOUS

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

- Old Business
- New Business

STRATEGIC DISCUSSION

- TDI Presentation/Discussion
- Growth Capital Merger Integration Update