**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, March 11, 2021, at 10:00 a.m.**

**Board Members (and Staff):**

JOIN ZOOM MEETING

<https://zoom.us/j/97218772853>

Meeting ID: 972 1877 2853

**UPDATED AGENDA**

[*Secretary’s Note: This agenda includes walk-in items and any other changes that occurred at the Board meeting.*]

**MINUTES**

1. Approval of February 11, 2021 Meeting Minutes –
**Roll Call Vote**
2. Approval of February 11, 2021 Executive Session
Meeting Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update
	+ Employee Introduction(s)

**GENERAL**

1. Ratification of Board Committee Appointments –
**Roll Call Vote**

**MARKETING / COMMUNICATIONS**

1. Media Report (February) (*informational*)

**FINANCE PROGRAMS**

* + Updates from Executive Vice President, Finance
	Programs, and Chief Financial Officer

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)
* **Bonds: Official Action Approval**

**Official Action Project without Volume Cap Request**

1. Hockomock Young Men’s Christian Association,
Inc. (Various) – $10,500,000 – **Roll Call Vote**

**Official Action Project with Volume Cap Request**

1. 120 Washington 4 LLC (Worcester) – $11,500,000
– **Roll Call Vote**
* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Lasell University (Newton) – (OA/FA) –
$70,000,000 – **Roll Call Vote**
2. South Shore Hospital, Inc. (Weymouth) – (OA/FA)
– $50,000,000 – **Roll Call Vote**
3. CIL Realty of Massachusetts Incorporated (Various)
 – (OA/FA) – $35,000,000 – **Roll Call Vote**
4. Glenmeadow, Inc. (Longmeadow) – $8,000,000 –
**Roll Call Vote**

**Final Approval Project with Volume Cap Request**

1. New 125 Amory Street LLC (Boston) – (OA/FA) –
$750,000 – **Roll Call Vote**

**STANDING BOARD COMMITTEES**

 ***Compensation Committee – Chair: M. Attia***

* Report of March 11, 2021 Meeting
1. Minutes of February 11, 2021 Meeting
(*informational*)

 ***Origination & Credit Committee – Chair: J. Blake***

* Report of March 9, 2021 Meeting
1. Minutes of February 9, 2021 Meeting
(*informational*)
* **Lending**
1. Monthly Delegated Authority Report for Loan
Approvals (*informational*)
* **Community Development**
1. Monthly Delegated Authority Report
(*informational*)

 ***Real Estate Development & Operations Committee – Chair: B. Kavoogian***

* Report of March 9, 2021 Meeting
1. Minutes of February 9, 2021 Meeting
(*informational*)
2. Transformative Development Initiative (TDI) –
Creative Catalyst Round 2 Grant Awards – **Roll
Call Vote**
3. Devens Updates
4. Statewide Real Estate Projects Updates

**STRATEGIC PLANNING**

* Strategy Session with Members of the Board [*PowerPoint*

 *presentation shown*]

* + Phase I – State of the Agency’s Strengths,
	Weaknesses, Opportunities & Threats

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. Devens – 16 Bulge Road – Proposed Land Sale –
**Roll Call Vote**
* Emerging Technology Fund Investment Discussion [***Laura Canter***]