**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***]