**MassDevelopment and**

**MassDevelopment/Saltonstall Building  
Redevelopment Corporation (“M/SBRC”)**

**Board of Directors**

**Thursday, May 12, 2016, 10:00 a.m.**

**99 High Street, 11th Floor**

**Boston, MA**

**UPDATED AGENDA**

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

**MINUTES**

1. MassDevelopment April 14, 2016 Meeting – **Voice Vote**
2. Executive Session April 14, 2016 Meeting

MassDevelopment Minutes – **Voice Vote**

M/SBRC Minutes – **Voice Vote**

**PRESIDENT / CEO REPORT**

* Monthly Update

**GENERAL MATTERS**

1. Contract with PFM Asset Management, LLC – Investment Advisory Services Firm – **Vote**

# ***Walk-in***. Appointment of Karen Courtney to Board Committees – **Vote** [*Hand-out (vote)*]

**STRATEGIC PLANNING**

1. MassDevelopment FY2016 Strategic Themes and Business Plan Goals; Rebuilding Renewal (MassINC Gateway Cities Report) (*informational*)
2. MassDevelopment FY2017 Business Plan Goals – Draft Plan Discussion

**MARKETING/COMMUNICATIONS**

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

**BOND TRANSACTIONS**

1. Delegated Authority Report (*informational*)
2. Bond Detail Memorandum *(informational*)

* **Bonds: Official Action Approvals**

**Official Action Projects without Volume Cap Request**

1. The Benjamin Franklin Educational Foundation, Inc. (Franklin) – $24,000,000 – **Vote**
2. Rising Tide Charter Public School (Plymouth) – $14,880,000 – **Vote**
3. Shore Educational Collaborative (Chelsea) – $11,350,000 – **Vote**
4. Southwest Boston Community Development Corporation (Boston) – $1,800,000 – **Vote**

**Official Action Projects with Volume Cap Request**

1. BH EHT 1, LLC (Springfield) – $12,500,000 – **Vote**
2. Dudley Terrace Apartments LLC (Boston) – $6,401,164 – **Vote**

**Official Action Lease Financing**

1. Northfield Mount Hermon School (Gill) – $15,000,000 – **Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Request**

1. Dana-Farber Cancer Institute, Inc. & Dana Farber, Inc. (Boston) – (OA/FA) – $360,000,000 – **Vote**
2. The Trustees of Emmanuel College (Boston) – (OA/FA) – $220,000,000 – **Vote**
3. Springfield College (Springfield) – $65,000,000 – **Vote**
4. The Isabella Stewart Gardner Museum, Incorporated (Boston) – (OA/FA) – $34,000,000 – **Vote**

**RECUSAL: Keon Holmes**

1. Five Colleges, Incorporated (Hatfield) – (OA/FA) – $10,080,000 – **Vote**
2. Metropolitan Boston Housing Partnership, Inc. (Boston) – (OA/FA) – $10,000,000 – **Vote**
3. Massachusetts Society for the Prevention of Cruelty to Animals (Boston) – $7,000,000 – **Vote**
4. Harbor Health Services, Inc. (Brockton) – $7,500,000 – **Vote**
5. ~~Quinsigamond Community College Foundation, Inc. (Southbridge) – $4,000,000 –~~ **~~Vote~~ *PULLED***
6. LifeStream, Inc. (Various) – $1,800,000 – **Vote**
7. The Nemasket Group Inc. (Various) – (OA/FA) – $1,725,000 – **Vote**
8. The Guild of Saint Agnes of Worcester (Webster) – $1,500,000 – **Vote**

**STANDING BOARD COMMITTEES**

***Manufacturing & Defense Sectors Committee – Chair: D. Kanin***

* Report of May 10, 2016 Meeting

1. Minutes of April 12, 2016 Meeting (*informational*)

* **Advanced Manufacturing**

1. Grant to Valley Venture Mentors – **Vote**

***Origination & Credit Committee – (Acting Chair: B. Kavoogia)***

* Report of May 10, 2016 Meeting

1. Minutes of April 12, 2016 Meeting (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan Approvals (*informational*)
2. The Lofts at City Place LLC (Leominster) – Loan Increase (GF) – **Vote**

* **Community Development**

1. Jackson Square Partners LLC – Jackson Square, 75 Armory Avenue (Boston) – Brownfields Grant Increase – **Vote**
2. Cultural Facilities Fund 2016 Round – Grant Awards – **Vote**

* **New Markets Tax Credits (NMTC)**

1. Neponset Community Services, Inc. (Brockton) – Allocation of $6,100,000 of NMTC Credits – **Votes** [*Post-meeting*

*(revised Memo & Vote)*]

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

* Report of May 10, 2016 Meeting

1. Minutes of April 12, 2016 Meeting (*informational*)
2. Devens and Devens Environmental Updates (*informational)*
3. Statewide Real Estate Projects Updates

* Litigation Updates **[Executive Session]**
* 100 Cambridge Street (M/SBRC)
* Town of Brookline (MassDevelopment)