**Massachusetts Development Finance Agency**

**99 High Street, 11th Floor**

**Boston, MA**

**Board of Directors Meeting**

**Thursday, June 11, 2020, at 10:00 a.m.**

Via ZOOM meeting

<https://zoom.us/j/97284133060>

Meeting ID: 972 8413 3060

**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 May 14, 2020 Meeting Minutes –   
   **Roll Call Vote**
2. Approval of May 14, 2020 Executive Session  
   Meeting Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

**GENERAL**

1. Appointment of Francesca Maltese to the   
   New Markets Tax Credit Advisory Board –   
   **Roll Call Vote**

**FINANCE PROGRAMS**

* Updates from Executive Vice President,   
  Finance Programs

**STRATEGIC PLANNING / BUDGET**

1. MassDevelopment FY2021 Agency Operating and   
   Capital Budget – **Roll Call Vote**

4.1. Long Term General Fund Cash Flow Scenario

**MARKETING / COMMUNICATIONS**

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

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)

* **Bonds: Official Action Approval**

**Official Action Project without Volume Cap Request**

1. Notre Dame Health Care Center, Inc. (Worcester) –   
   $35,000,000 – **Roll Call Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Trustees of Deerfield Academy (OA/FA) –   
   (Deerfield) – $61,000,000 – **Roll Call Vote**
2. Brookline Community Mental Health Center, Inc.  
    (OA/FA) – (Brookline) – $2,000,000 –   
   **Roll Call Vote**

**Final Approval Project with Volume Cap Request**

1. 137 Amory LLC (Boston) – $17,200,000 –   
   **Roll Call Vote**

**STANDING BOARD COMMITTEES**

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

* Report of June 9, 2020 Meeting

1. Minutes of May 12, 2020 Meeting (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan   
   Approvals (*informational*)
2. EB Associates, LLC (Lawrence) – Construction to   
   Permanent Real Estate Loan – General Fund –  **Roll Call Vote**

* **Community Development**

1. Monthly Delegated Authority Report (*informational*)

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

* Report of June 9, 2020 Meeting

1. Minutes of May 12, 2020 Meeting (*informational*)
2. Devens – FY2021 Water Rate Adjustments –   
   **Roll Call Vote**
3. Devens – FY2021 Sewer Rate Adjustments –   
   **Roll Call Vote**
4. Devens – FY2021 Electric Rate Adjustments –   
   **Roll Call Vote**
5. Devens – Wright-Pierce Contract Increase –   
   **Roll Call Vote**
6. Devens – Calgon PFAS Filter Vessels Purchase –  
   **Roll Call Vote**
7. Devens – Approval of Environmental Support   
   Contract with Haley & Aldrich, Inc. –   
   **Roll Call Vote**
8. Devens – P.J. Albert, Inc. Paving Contract   
   Amendment – **Roll Call Vote**
9. Transformative Development Initiative (TDI) –   
   Transfer of $500,000 to MassHousing in Support of   
   the Creation of the Neighborhood Stabilization   
   Initiative – **Roll Call Vote**
10. Commonwealth Places Program – Adjustments to   
    Use of Funding for FY20 Grant Recipients to   
    Respond to COVID-19 Impacts – **Roll Call Vote**
11. Approval of Extension of Contract with Direct   
    Energy Services, LLC d/b/a Direct Energy Business   
    Electricity Supply Contract – **Roll Call Vote**
12. Devens and Devens Environmental Updates
13. Statewide Real Estate Projects Updates

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. Devens – Sale of Parcel of Land to Little Leaf   
   Farms, LLC – **Roll Call Vote**

* Litigation Update