**MassDevelopment**

**Board of Directors**

**Thursday, October 10, 2019, 9:00 a.m.**

**MassDevelopment/Devens**

**33 Andrews Parkway, Devens, MA**

**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 September 12, 2019 Meeting Minutes   
   – **Voice Vote**
2. Approval of September 12, 2019 Executive Session   
   Meeting Minutes – **Voice Vote**

**PRESIDENT / CEO REPORT**

* + Devens Welcome

**GENERAL**

1. Approval of Contract Extension with The Roosevelt   
   Group – **Vote**

**STRATEGIC PLANNING**

1. MassDevelopment FY2020 Annual Business Plan   
   (*informational*)
2. Fiscal Year End 2019 Annual Performance Report

**MARKETING / COMMUNICATIONS**

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

**FINANCE PROGRAMS**

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

1. Fiscal Year End 2019 Closed Finance Programs   
   Transactions

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)

* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Heywood Healthcare, Inc. (Various) – (OA/FA)   
   – $54,000,000 – **Vote**
2. Massachusetts Society for the Prevention of   
   Cruelty to Animals (Boston) – (OA/FA) –   
   $21,700,000 – **Vote**
3. Center for Human Development, Incorporated   
   (Various) – $4,000,000 – **Vote**

**Final Approval Project with Volume Cap Request**

1. Bersani Circle LLC (Quincy) – $5,400,000 –   
   **Vote**

**STANDING BOARD COMMITTEES**

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

* **Lending**

1. Monthly Delegated Authority Report for Loan  
   Approvals (*informational*)
2. Approved Minutes of September 18, 2018 Charter   
   School Advisory Board Meeting (*informational*)
3. Approved Minutes of June 5, 2019 Emerging   
   Technology Fund Advisory Committee Meeting   
   (*informational*)
4. MentorWorks Education Capital, LLC (Boston) –   
   Working Capital Loan – Emerging Technology   
   Fund – **Vote**
5. 59 Fountain Framingham Owner LLC   
   (Framingham) – $2,500,000 Construction Loan   
   Participation – **Vote**

* **Community Development**

1. Approved Minutes of April 24, 2019 Cultural   
   Facilities Fund Advisory Committee Meeting   
   (*informational*)
2. Cultural Facilities Fund – Request to Approve Grant  
   Round 12 Guidelines – **Vote**

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

1. NMTC Application 2019 – Approval to Submit   
   Application to the Community Development   
   Financial Institutions Fund of the U.S. Department   
   of the Treasury – **Vote**

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

1. Devens and Devens Environmental Updates
2. Statewide Real Estate Projects Updates

## Jodrey Pier, Gloucester – Renewal of U.S. Coast   
Guard lease [*Walk-in memo & vote)*]

## Site Readiness Program – Amendment to   
Guidelines [*Walk-in (memo & vote)*]

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. ~~Devens – 31 MacArthur Avenue – Proposed Sale   
   of Property –~~ **~~Vote~~** [***PULLED***]
2. Devens – Emerson Green – Proposed Amendment   
   to Land Disposition Agreement – **Vote**

* Devens – Litigation Update

**GENERAL (11:00 a.m.)**

* Open Meeting with Members of the Devens Community