MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

**Meeting of the Board of Directors**

**Thursday, October 13, 2016**

**1:00 p.m. (Afternoon Session)**

**M I N U T E S**

DIRECTORS PRESENT: Jay Ash, Secretary of Housing & Economic Development, Chair

 James Blake (newly appointed)

 James Chisholm

 Karen Courtney

 Brian Kavoogian

 Lauren Liss (newly appointed)

 Christopher Vincze

DIRECTORS ABSENT: Rachel Madden, Designee for Secretary of Administration & Finance

 Patricia McGovern

Agency Staff: Marty Jones, President & CEO

 Simon Gerlin, Chief Financial Officer

 Patricia DeAngelis, General Counsel and Board Secretary

 Richard Henderson, EVP, Real Estate

 Meg Delorier, Chief of Staff

 Victoria Stratton, Recording Secretary

 Dave Blazon

 Mika Brewer

 Rob Carley

 Zach Greene

 Thatcher Kezer

 Joseph LeBlanc, Chief, Devens Fire Dept.

 Virginia Maguire

 RJ McGrail

 Jim Moore

 Leigh Natola

 Kathy O’Connor

 Ron Ostrowski

 Meggie Quackenbush

 Ed Starzec

 Kim Walsh

Guests: Neil Angus, Devens Enterprise Commission (“DEC”)

 Maureen Babcock, Devens Education Advisory Committee (“DEAC”)

 Tom Kinch, Devens Advisory Committee

 Peter Lowitt, DEC

 Dona Neely, Devens Eco-Efficiency Center

 Tim Bragan, Town Administrator, Harvard

 Other Devens Residents and Members of the General Public

After a short lunch break, the meeting of the Board of Directors of Massachusetts Development Finance Agency (“MassDevelopment” or the “Agency”) resumed at 1:00 p.m.

The Chair introduced himself and welcomed everyone to this information session and he thanked them for coming. There were about 30 people in attendance. He asked everyone present to please introduce themselves, and introductions were made around the room.

The Chair then introduced Ms. Jones, MassDevelopment’s President & CEO, who thanked everyone for attending today’s meeting; she acknowledged and thanked MassDevelopment’s Devens’ staff for all their hard work, including the Fire Department, DPW, Engineering, and others.

Ms. Jones introduced Mr. Kezer, Senior Vice President for Devens Operations, and he thanked the Board for its annual visit to Devens. Mr. Kezer welcomed everyone to what he described as a healthy community based on partnerships, and he noted several people who will speak today.

Mr. Kezer introduced Mr. Peter Lowitt, Director of the DEC, who briefly described the DEC as the permitting and regulatory authority for Devens. Its role is to administer and enforce the reuse plan, by-laws, regulations, and sustainability vision within the Devens Regional Enterprise Zone, and it functions as the community’s board of health, conservation commission, zoning board of appeals, and historic district commission and planning board. He advised that the DEC’s Chairman, Bill Marshall, was appointed by Governor Weld and has resided in Devens since the early 1990s.

Mr. Lowitt commented on numerous visits in recent years by travelers from around the world, and he wondered if people are aware that Devens has become known internationally as an “eco-industrial park,” grounded in sustainability. He mentioned the electric assistance bicycles that some DEC employees and others have been using to get around Devens, which have become quite popular. Further, he noted that the DEC is working on efforts to connect Devens with two nearby rail stops and establishing fixed route bus service, which will help to address workforce challenges and, in particular, provide transportation for workers to and from Devens and surrounding towns like Leominster and Fitchburg, as well as such places as Kendall Square, Cambridge, for example. In conclusion, Mr. Lowitt provided copies of the DEC’s current Project Updates, attached and part of the minutes of this meeting, which, he noted, gives a real sense of what’s happening in Devens.

Mr. Kezer then introduced Ms. Dona Neely, Executive Director of the Devens Eco-Efficiency Center – a non-profit organization that provides educational offerings and other programs (such as waste reduction, environmental safety, and more); offers technical assistance; and organizes events such as blood drives, exchange programs, and emergency kit assembly programs in the Devens community. She noted, in particular, that “America’s Test Kitchen” recently filmed an episode in Devens and, as a result, provided meals for about 35 local homeless veterans; in addition, the Center was able to compost the leftover foods. Ms. Neely provided copies of the Eco-Efficiency Center’s 2015 Annual Report, attached and part of the minutes of this meeting, noting she has been with the Center for the last eight years. She advised as to the Center’s mission – to promote and assist with sustainability initiatives that help firms make more efficient use of material, human, economic, and environmental resources, which she noted is a great added value to Devens businesses. Since the Center’s inception, it has delivered value to 71 institutions from 24 towns; it serves more than 200 entities, has provided more than 125 educational programs, and has repurposed more than 330 tons of debris.

Mr. Kezer next introduced Ms. Maureen Babcock, DEAC Chair and Member and Devens resident. On the behalf of all the members of the DEAC, Ms. Babcock thanked the Board of Directors and the Agency for continuing to support education for the students in Devens, noting that for all intents and purposes, MassDevelopment’s Board serves as the Board of Education for Devens students. Ms. Babcock provided copies of DEAC’s “Update to the MassDevelopment Board of Directors – October 2016,” and the “DEAC Newsletter, June 2016,” attached and part of the minutes of this meeting, noting the latter was written by a 4th grader at the Hildreth Elementary School. She stated that the DEAC currently serves 46 elementary students and 41 middle and high school students who are educated under a contract with Harvard, and with new residential developments under construction, these numbers will increase. Ms. Babcock was pleased to inform the Board that in September 2016 the Bromfield School earned the ranking of No. 7 in the state. She stated that six years of surveys to the Devens community regarding education have resulted in a 95 percent response rate, and the overall view of the respondents is that the students are being well served.

Mr. Kezer introduced Mr. Tom Kinch, Chair of the Devens Advisory Committee and a long-time resident of Devens. On behalf of the 450+ residents, which he noted is an eclectic group from all walks of life, Mr. Kinch welcomed the Board to Devens, which he referred to as a “unique and wonderful place to live,” adding that the new residential development of Devens Emerson Green will double the number of residents in Devens. He likened living in Devens to living on a college campus, noting the diverse make-up of residents in the community, including well-educated individuals, entrepreneurs, factory workers, and others. Mr. Kinch stated that Devens is nearly one hundred years old (the land comprising Devens was bought by local farmers, collectively, in 1917), and he commented that the current residents are stewards of history charged with maintaining Devens’ reputation and continuation of community.

Noting that 5,000 people come to Devens to work every day and 4,000 delivery trucks come and go each day, Mr. Kinch advised there is a certain level of security expected. He was complimentary of Devens security, including the Fire Department, DPW, Engineering, and others. He noted that Devens is not new, not small, and not perfect, but it is a great place to live, with a great future.

The floor was then opened to questions and/or additional comments from the attendees, and there were none. The Chair, Ms. Jones, Mr. Kezer, and the Board members present again expressed gratitude to everyone for attending the meeting.

The meeting of the MassDevelopment Board of Directors adjourned at 1:50 p.m.