**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, November 12, 2020, 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 October 8, 2020 Meeting Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + ~~Monthly Update~~

**GENERAL**

1. Chief Financial Officer Update – 1st Quarter Financials

**STRATEGIC PLANNING**

1. MassDevelopment FY2021 Agency Business Plan (*informational*)
2. MassDevelopment’s Diverse Business Enterprises Program for Direct Contracting Update

**MARKETING / COMMUNICATIONS**

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

**FINANCE PROGRAMS**

* + Executive Vice President, Finance Programs Update

**PROPERTY ASSESSED CLEAN ENERGY (“PACE”)**

1. Authority to Enter into PACE Agreements – **Roll Call Vote**

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)
* **Bonds: Final Approvals**

**Final Approval Project without Volume Cap Request**

1. Amego, Inc. (Various) – $30,500,000 – **Roll Call** **Vote**
2. Friends of Springfield Preparatory Charter School, Inc. (Springfield) – (Revised FA) – $13,580,000 – **Roll Call** **Vote**
3. Hampden Charter School of Science West (West Springfield) – $7,500,000 – **Roll Call Vote**
4. Caring Health Center, Inc. (Springfield) – (OA/FA) – $7,270,000 – **Roll Call** **Vote**
5. Cardinal Spellman High School, Inc. (Brockton) – (OA/FA) – $3,000,000 – **Roll Call** **Vote**

**Final Approval Projects with Volume Cap Requests**

1. Truman Apartments LLC (Cambridge) – $18,700,000 – **Roll Call** **Vote**

**STANDING BOARD COMMITTEES**

 ***Audit & Administration Committee – Chair: M. Attia***

* Report of November 12, 2020 Meeting
1. Minutes of July 9, 2020 (*informational*)

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

* Report of November 10, 2020 Meeting
1. Minutes of October 6, 2020 Meeting (*informational*)
* **Lending**
1. Monthly Delegated Authority Report for Loan Approvals (*informational*)
* **Community Development**
1. Monthly Delegated Authority Report (*informational*)
2. Approved Minutes of July 14, 2020 Brownfields Advisory Group Meeting (*informational*)
3. Brownfields Redevelopment Fund – FY2021 Brownfields Competitive Solicitation – Recommended Grant Awards – **Roll Call** **Vote**

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

* Report of November 10, 2020 Meeting
1. Minutes of October 6, 2020 Meeting (*informational*)
2. Devens – Reappointment of Jessica Strunkin as the Agency Representative to the Devens Board of Assessors – **Roll Call** **Vote**
3. Springfield – 1550 Main Street – Approval of Property Management Contract with CBRE, Inc. – **Roll Call** **Vote**

# Transformative Development Initiative (TDI) – Transfer of $250,000 to MassHousing in support of the creation of the Neighborhood Stabilization Initiative – **Roll Call Vote** [***Walk-In***]

1. Transformative Development Initiative (TDI) – Presentation on Main South Business Association
* FY2021 Technical Assistance Projects Update
1. Devens and Devens Environmental Updates
2. 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**

* Devens – Litigation Update