**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, December 10, 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 November 12, 2020 Meeting Minutes –  
   **Roll Call Vote**
2. Approval of November 12, 2020 Executive Session   
   Meeting Minutes – **Roll Call** **Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

**GENERAL**

1. Agency’s Information Technology Audit and   
   Assessment Update

**STRATEGIC PLANNING**

1. MassDevelopment FY2021 Agency Business Plan  
   (*informational*)

**MARKETING / COMMUNICATIONS**

1. Media Report (November)

**FINANCE PROGRAMS**

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

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)

* **Bonds: Official Action Approval**

**Official Action Project with Volume Cap Request**

1. Puddingstone at Chestnut Hill, LLC – (Brookline) –   
   $113,161,146 – **Roll Call** **Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Southcoast Hospitals Group, Inc. (Various) –   
   (OA/FA) – $141,000,000 – **Roll Call** **Vote**
2. Suffolk University (Boston) – (OA/FA) –   
   $90,000,000 – **Roll Call** **Vote**
3. Buckingham Browne & Nichols School (Watertown)   
   – (OA/FA) – $38,875,000 – **Roll Call** **Vote**
4. The Guild for Human Services, Inc. (Various) –   
   (OA/FA) –$22,000,000 – **Roll Call** **Vote**
5. Robbins Children’s Programs, Inc. (Attleboro) –   
   (Revised OA/FA) – $2,900,000 – **Roll Call** **Vote**

**STANDING BOARD COMMITTEES**

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

* Report of December 8, 2020 Meeting

1. Minutes of November 10, 2020 Meeting   
   (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan   
   Approvals (*informational*)
2. Leverage for Charter School Guarantee Program   
   Fund 5 – **Roll Call** **Vote**
3. North Village Lofts, LLC (Holden) – Commercial   
   Real Estate Loan – **Roll Call** **Vote** [*Revised Memo, Vote*]

* **Community Development**

1. Monthly Delegated Authority Report (*informational*)

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

* Report of December 8, 2020 Meeting

1. Minutes of November 10, 2020 Meeting   
   (*informational*)
2. Devens – Status of Proposed Devens Public Safety   
   Facility Project, and Devens 5-year Capital Plan  
   (*informational*)
3. Devens – Devens 5-year Cash Flow Projections   
   (*informational*)
4. Devens – Approval of Contract for Owner’s Project   
   Manager Services of a Public Safety Facility – **Roll**  
   **Call Vote** [*Revised Memo, Vote*]
5. Devens – Devens Residential and Commercial Tax   
   Rates for Fiscal Year 2021 – **Roll Call** **Vote**
6. Devens – Water – State Revolving Fund Program   
   Loan for Debt Service Authorization regarding   
   Water Treatment Projects – **Roll Call** **Vote**
7. Devens – Electric – Request for Delegated Authority  
   to Execute Master Power Supply Agreement   
   Confirmations – **Roll Call** **Vote**
8. Devens – Award of Real Estate Brokerage Contract   
   with Jones Lang LaSalle Americas, Inc. – **Roll Call**   
   **Vote**
9. Devens and Devens Environmental Updates
10. Statewide Real Estate Projects Updates

**# HANDOUT** Agency Leadership [*Hand out*]

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. Devens – 151 Barnum Road – Proposed Land Sale   
   – **Roll Call** **Vote**

* Devens – Litigation Update