**Massachusetts Development Finance Agency**

**Meeting of the Board of Directors**

**(*conducted entirely by Remote Participation*)**

**Thursday, August 12, 2021**

**10:00 a.m.**

**M I N U T E S**

DIRECTORS PRESENT: Mike Kennealy, Secretary of Housing & Economic Development, Chair

Brian Kavoogian, Vice Chair

Mark Attia, Designee for Secretary of Administration & Finance

James Chisholm

Juan Carlos Morales

Kristina Spillane

Ellen Zane

DIRECTORS ABSENT: James Blake

Joan Corey

Francesca Maltese

Christopher Vincze

Agency Staff: Dan Rivera, President and CEO

Simon Gerlin, Chief Financial Officer

Ricks Frazier, General Counsel and Secretary

Laura Canter, EVP, Finance Programs

Cassandra McKenzie, EVP, Real Estate

Jessica Strunkin, EVP, Devens

Marcos Marrero, EVP, Community Development

Tania Hartford, EVP, Operations and Chief of Staff

Victoria Stratton, Recording Secretary

John Ambold

Rob Anderson

Hillary Andrews

Naomi Baruch

Graeme Brown

Jeff Buckley

Denise Callow

Sean Calnan

Frank Canning

Rob Carley

Nicole Casados

Onix Castro

Steve Chilton

Laura Christopher

Jennifer Cohen

Sheri Corbeil

Julie Cowan

Karen Davis

Mary Ellen DeFrias

Meg Delorier

Jamie Desautels, Deputy Chief, Devens Fire Dept.

Brenda Doherty

Tom Dolan

Carol Edwards

Kate Fraser

Mike Galligan

Nick Giaquinto

Joe Grivers

Ella Gutkowski (Intern, Community Development)

Abdullah Ilyas (Intern, Finance Programs)

Tonya Ingram

Lisa Kalinowski

Tim Kelly, Chief, Devens Fire Dept.

Will Kidston

Connie Kirby

Noah Koretz

Niwedita Kumari

Shane Malone

John Marc-Aurele

Shyla Matthews

Mike Mitchell

Rachel Mui (Intern, Finance Programs)

Leigh Natola

Thao Nguyen (Intern, Real Estate)

Jan Nuzzolo

Sarah O’Brian (Intern, TDI)

Wendy O’Malley

Jay Pateakos

Sh’Nardia Peterson (Intern, Legal)

Doug Robinson

Kelsey Schiller

Robert Seega

Simmee Silton

Patricia Sluder

Kaleb Testaye (Intern, Office of the President)

Nathaniel Thomas

Cyndy Tonucci

Eleni Varitimos

Shanta Vaughan

Gary Walker

Matt Wamback

Benny Wong

Unidentified caller (617-\*\*\*-\*675)

Guests: Melissa Barretta, Acting HR Director, Consultant

John Beatty, Executive Director, Military Asset and   
Security Strategy Task Force

Juliette Mayers, Consultant, Inspiration Zone, LLC

Ashley Stolba, Undersecretary of Housing & Economic Development

A Meeting of the Board of Directors of Massachusetts Development Finance Agency (“MassDevelopment” or the “Agency”) was held Thursday, August 12, 2021, by Remote Participation (See Secretary’s Note, below), pursuant to notice duly given.

The Chair welcomed everyone and, confirming the presence of a quorum on the videoconference, he called the meeting to order at 10:06 a.m. He noted a very full Agenda today and asked if there were any guests present and there were only those identified.

[*Secretary’s Note: It was noted that this Board Meeting was taking place entirely remotely – via zoom videoconference – pursuant to Section 20 of Chapter 20 of the Acts of 2021 Extending Certain COVID-19 Measures Adopted During the State of Emergency, as well as the Agency’s Remote Participation Policy. Access codes for general public use were included in the Public Notice for this meeting.*]

**Minutes**

**1. VOTE – Meeting Minutes (July 8, 2021)**

The Chair asked if there were any comments on the draft minutes of the July 8, 2021 Board meeting, and there were none. He asked for a vote to approve these minutes and, upon motion duly made and seconded, by a roll call of the directors on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves the minutes of its July 8, 2021 Board meeting, which are attached and made a part of the minutes of this meeting.

**2. VOTE – Executive Session Minutes (July 8, 2021)**

The Chair stated that if there are any comments on the draft Executive Session minutes of the July 8, 2021 Board meeting, they must be discussed in Executive Session. There were no comments. He asked for a vote to approve these minutes and, upon motion duly made and seconded, by a roll call of the directors on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves the Executive Session minutes of its July 8, 2021 Board meeting, which are attached and made a part of the minutes of this meeting.

**President / CEO Report**

Mr. Rivera reported that he continues to meet with legislators: Sen. Michael Rodrigues (D – 1st Bristol and Plymouth) and Sen. James Eldridge (D – Middlesex and Worcester); and Rep. Antonio Cabral (D – 13th Plymouth), and Rep. Jeffrey Roy (D – 10th Norfolk). Yesterday, he attended a funding announcement at Salem Heights in Salem and recently participated in small business tours in Chelsea and South Boston. He has been speaking with people in Leicester regarding the repositioning of Becker College properties.

Turning to Military Initiatives, Mr. Rivera stated the Agency has been working with MassTech and UMass/Lowell on a “New England Initiative,” to present to the Army Futures Command. In addition, he toured the Barnes building recently at 495 Summer Street, Boston, with members of the military and John Beatty, who directs the Massachusetts Military Task Force, for an overview of the property and current tenants.

The first project/transaction under the Property Assessed Clean Energy, or PACE, program closed late last month, and this is seen as a very good first step. Staff is conducting statewide tracking of commercial real estate projects, while also developing a universal Intake Form for use Agency-wide. Required harassment prevention training took place in late July for all staff.

**3. Employee Introduction(s)**. Mr. Rivera commended long-term employees, Steve Chilton (17 years) and Jose Peralta (16 years), and spoke about the great group of interns that is finishing up its summer at MassDevelopment. He then introduced the following new employees – Jamie Desautels, Deputy Chief, Devens Fire Dept.; Onix Castro, Devens Engineering; and Nathaniel Thomas, Real Estate Technical Assistance Program – and each made brief remarks.

In conclusion, with respect to the Future of Work (“FoW”), Mr. Rivera reported that an email was sent to all staff this week advising that any plans for a hybrid return to the office have been postponed and/or delayed until January 2022, at the earliest, and the majority of staff will continue working from home until then. He reminded everyone, however, that the Agency’s offices remain open for anyone who wishes to work from them. He also noted that the FoW Committee and others are committed to developing the most equitable hybrid plan possible.

**General**

[*Secretary’s Note: Due to timing issues and a recusal that would result in the loss of a quorum for the matter, the following item was taken out of order and voted upon separately from the remaining end-of-meeting Roll Call Votes.*]

**6. VOTE – Professional Integrated Marketing Services – Contract Awards – Proverb LLC and KHJ Integrated Marketing, Inc.**

Ms. Doherty described briefly this request to enter into new and/or renewed contracts with Boston-based Proverb LLC and KHJ Integrated Marketing, Inc., minority-owned and women-owned businesses, respectfully, for marketing services. Ms. Doherty confirmed that KHJ has served the Agency well in this capacity for several years. The Chair asked for a vote and, upon motion duly made and seconded, by a roll call of the directors on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment authorizes the award of contracts to Proverb LLC and KHJ Integrated Marketing, Inc., as outlined in the memorandum and vote dated August 12, 2021, which are attached and made a part of the minutes of this meeting.

[*Secretary’s Note:* *Mr. Morales advised of a business relationship with Proverb LLC. He, therefore, recused himself from the consideration of this matter; he was disconnected from the videoconference and did not participate in any discussion, deliberation, or vote on the matter. He was reconnected to the videoconference after completion of the above vote.*]

**4. Fiscal Year-End 2021 Financial Update**. Mr. Gerlin presented an update on MassDevelopment’s final financial performance for Fiscal Year 2021. With respect to the Comparative Statement of Revenue and Expenses, Mr. Gerlin stated that both investment banking and lending revenue exceeded budget and he complimented the strength of the Lending portfolio. He noted that the delay of expenditures for certain projects impacted both revenue and expense. He also noted that investment income related to the MassDevelopment/HEFA Charitable Trust exceeded budget due to the strong investment performance of the portfolio. He advised that an error in the June Board budget presentation related to projected 2021 salary had been corrected; salary expense for the year ended on budget. Administrative expenses have remained flat during the COVID-19 pandemic, and professional expenses – mostly legal – are well managed. There are no issues to report. Mr. Gerlin discussed the delays in project expenses for the New Bedford State Pier and Belchertown, among others. With respect to the Cash Flow Analysis, he said impacts to the General Fund are mainly related to the timing on when loans are funded.

When asked about the Agency’s performance on reaching the targets for its lending business, Mr. Gerlin said the funding of loans trailed budget with $54 million projected and $46 million in actual loans funded, with much of the difference made up of timing issues. When asked if staff expects more impacts on lending this year due to the pandemic, Mr. Gerlin said it is difficult to forecast but that loan closings are impacted by the pandemic.

**5. Diversity, Equity and Inclusion (“DEI”) Findings**. For informational purposes, the DEI Findings Report is attached and made a part of the minutes of this meeting. Calling attention to the racial reckoning upon us and the need to make sure that the Agency’s DEI policies and procedures are in line therewith, Mr. Rivera introduced Juliette Mayers, Inspiration Zone LLC, who was engaged as a consultant by MassDevelopment’s prior leadership to conduct such analysis, among other tasks. Ms. Mayers thanked the Board for its time and began her presentation by defining “Diversity,” “Equity” (and the difference between “equity” and “equality”) and “Inclusion,” including the four components identified below, and a robust and lengthy discussion ensued.

*Background*. Ms. Mayers advised of the creation of a DEI Plan, under previous leadership, including the terms of her engagement, engagement with staff, approach and timeline. The Plan included focus group discussions and one on one stakeholder interviews, and Ms. Mayers stated that there were 41 participants in all.

*Findings*. The stakeholder interviews and focus group discussions identified both positive aspects and many opportunities for improvement, including, among others, gaining improved access to diverse suppliers and vendors, and increased education and awareness among staff. Both groups offered examples of what they would like to see in the future and what they perceive as barriers to getting there. Feedback was positive overall from the external and internal discussions.

*Preliminary Recommendations*. Ms. Mayers identified the following priorities and offered recommendations on ways to achieve them: leadership commitment; inclusive workplace; and equitable solutions. *Next Steps* were also identified, including briefing the Board; engaging staff; reviewing the framework of the DEI Plan and owning it.

*Q&A*. When the Chair asked if everyone on staff was invited to become part of the process, Ms. Mayers explained the makeup of the 2 internal focus groups, 7 one-on-one interviews, and an external group of 9 one-on-one interviews, which included mayors, bankers, lenders, community development leaders, and others. Several Board members asked whether the size and makeup of these groups made them reflective of the entire Agency. A discussion regarding communication of the findings with staff followed. Ms. Zane asked if there is a method as to how one goes about measuring progress, and Ms. Mayers said there is a Global Diversity Benchmark Tool available that allows organizations to determine where they are and where they need to go by examining benchmarks and practices that others have used. Mr. Morales asked the status of MassDevelopment’s HR Department, and Mr. Rivera advised that the contract with AIM, which provides an HR facilitator for 20 hours a week, has been extended with regard to “standing up” the HR Department to get functions up and running. There are no plans to hire a DEI Officer, as Mr. Rivera declared that he would like everyone to be a DEI Officer. At the very least, he advised that every vendor, every hire, etc., needs to and will be viewed through a DEI lens.

The discussion continued regarding the Five Levels of Diversity & Inclusion and where MassDevelopment falls on the scale. Ms. Mayers said the Agency is at the high end of the Second Level and leadership is actively preparing to engage staff in DEI efforts, but still putting practices in place. Mr. Morales expressed the view that this effort must be addressed as part of an overall Agency strategy. The Chair agreed and asked, “What is the problem we are trying to solve?” He looked forward to seeing more about future actions and agreed that communications should address the process underlying the reported results. Noting her observations are consistent with other, similar organizations, Ms. Mayers said sometimes it is more important to move forward than wait until everything is perfectly in place. The Chair suggested that a more quantitative study would be useful.

[*Secretary’s Note: Mr. Chisholm departed the videoconference during the above discussion, at approximately 11:00 a.m.*]

**Strategic Planning Update**. The Strategic Planning Update and/or discussion was postponed.

**Finance Programs**

**7. FY2021 Closed Finance Programs Transactions**. For informational purposes, the FY2021 Closed Finance Programs Transactions Report is attached and made a part of the minutes of this meeting. Ms. Canter commended Nicole Casados, an Intern in the President’s Office, for the Report’s creative, new, informative format. She advised that a majority of the Agency’s 101 projects in FY2021 were bond transactions, and she described the breakdown of projects, including disbursements by region and breakdown by sector of bond and lending transactions. The following individual projects were highlighted: St. Therese’s, Everett; Daily Item building, Lynn; Springfield Preparatory Charter School, Springfield; Merrow Manufacturing, Fall River; XR Health, Boston; and Brockton Beer, Brockton.

**Bond Transactions**

**8. Bond Detail Memorandum and Manufacturing Delegated Authority Report**. For informational purposes, the Bond Memorandum and Manufacturing Delegated Authority Report are attached and made a part of the minutes of this meeting. Mr. Chilton provided a brief summary, noting no changes to the August Board materials.

The Chair then advised that the Board would vote on the approval and findings for the matters in Tabs 9 through 19, to be considered following the opportunity for discussion, pursuant to Section 8 of Chapter 23G of the General Laws, as amended.

**Bonds: Official Action Approvals**

**Official Action Project without Volume Cap Request**

**9.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the resolution that is attached and made a part of these minutes regarding:

a project of Bread of Life, Inc., in Malden, Massachusetts, for the issuance of a 501(c)(3) Tax-Exempt Bond to finance such project in an amount not to exceed $1,600,000.

**Official Action Project with Volume Cap Request**

**10.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the resolution that is attached and made a part of these minutes regarding:

a project of 2Life Development, Inc., in Lynn, Massachusetts, for the issuance of a Tax-Exempt Bond to finance such project in an amount not to exceed $42,126,000.

**Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

**11.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the Official Action / Final Approval (“OA/FA”) resolution that is attached and made a part of these minutes regarding:

a project of the Bentley University, in numerous Massachusetts locations, for the issuance of 501(c)(3) Tax-Exempt and Taxable Bonds to finance such project in an amount not to exceed $120,000,000.

**12.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the OA/FA resolution that is attached and made a part of these minutes regarding:

a project of Seven Hill Foundation, Inc. (and Affiliates), in numerous Massachusetts locations, for the issuance of a 501(c)(3) Tax-Exempt Bond to finance such project in an amount not to exceed $50,000,000.

**13.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the OA/FA resolution that is attached and made a part of these minutes regarding:

a project of the Advanced Math and Science Academy Charter School, in Marlborough, Massachusetts, for the issuance of a Tax-Exempt Bond to finance such project in an amount not to exceed $24,000,000.

**14.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the OA/FA resolution that is attached and made a part of these minutes regarding:

a project of Hillcrest Education Centers, Inc. in several Massachusetts locations, for the issuance of a 501(c)(3) Tax-Exempt Bond to finance such project in an amount not to exceed $16,000,000.

**15.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the OA/FA resolution that is attached and made a part of these minutes regarding:

a project of Brockton Area Multi-Services, Inc. in several Massachusetts locations, for the issuance of a 501(c)(3) Tax-Exempt Bond to finance such project in an amount not to exceed $7,000,000.

**Final Approval Projects with Volume Cap Requests**

**16.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the OA/FA resolution that is attached and made a part of these minutes regarding:

a project of Caleb Mohawk Limited Partnership, in North Adams, Massachusetts, for the issuance of a Tax-Exempt Bond to finance such project in an amount not to exceed $15,000,000.

**17.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the resolution that is attached and made a part of these minutes regarding:

a project of the NHS Copley Gardens LLC, in Rockland, Massachusetts, for the issuance of a Tax-Exempt Bond to finance such project in an amount not to exceed $7,000,000.

**18.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the resolution that is attached and made a part of these minutes regarding:

a project of Roadway Apartments LLC, in Brockton, Massachusetts, for the issuance of a Tax-Exempt Bond to finance such project in an amount not to exceed $5,300,000.

**Bonds: Amendment**

**19.** Upon motion duly made and seconded, by a roll call vote of the directors present on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment approves and adopts the resolution that is attached and made a part of these minutes regarding:

a project of Criterion Child Enrichment, Inc. in Stoneham, Massachusetts, for the issuance of a 501(c)(3) Tax-Exempt Bond to finance such project in an amount not to exceed $10,710,000, of which $1,700,000 is the subject of this amendment.

**Standing Board Committee Reports**

***Origination & Credit Committee***

Noting Mr. Blake’s absence, Mr. Kavoogian reported that the Origination & Credit Committee met on Tuesday, August 10, for a discussion of the lending portfolio with Cobblestone Management, and informational reports.

***Real Estate Development & Operations Committee***

Mr. Kavoogian reported that the Real Estate Development & Operations Committee also met on Tuesday, August 10.

**20. VOTE – Devens – Tighe & Bond, Inc. – House Doctor Contract Amendment**

Mr. Marc-Aurele briefly described this request to increase the amount of the house doctor contract with Tighe & Bond, Inc., by $500,000, or a total not to exceed $1.6 million, and to extend the term of the contract, thereby allowing this consultant to complete important work for numerous ongoing Agency projects. The Chair asked for a vote and, upon motion duly made and seconded, by a roll call of the directors on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment authorizes the house doctor contract amendment(s) with Tighe & Bond, Inc., as outlined in the memorandum and vote dated August 12, 2021, which are attached and made a part of the minutes of this meeting.

**21. VOTE – Devens – Complete Streets Community Policy Amendment**

Mr. Marc-Aurele briefly described this request for authorization to modify the Devens Complete Streets Community Policy to incorporate elements of “Green Streets” (defined as including the use of certain green design elements, such as stormwater infrastructure, shade trees, and the use of recycled materials, among others) to create a “Complete/Green Streets Policy” for Devens. He noted that the Devens Enterprise Commission has already adopted these elements as its policy. The Chair asked for a vote and, upon motion duly made and seconded, by a roll call of the directors on the videoconference, it was, unanimously

**VOTED:** that the Board of Directors of MassDevelopment authorizes the Complete Streets Community Policy Amendment, as outlined in the memorandum and vote dated August 12, 2021, which are attached and made a part of the minutes of this meeting.

**22. Devens Updates**. For informational purposes, the Devens Updates are attached and made a part of the minutes of this meeting. Ms. Strunkin was pleased to note that Devens was recognized in a recent *New York Times* article regarding the community’s newest resident, ***Commonwealth Fusion Systems***. ***Pathway/KSP*** held a “topping off” ceremony and continues to progress with construction. The U.S. Air Force has entered an agreement to use the ***Moore Army Airfield*** for one year, in compatible, co-existence with other users. ***Ft. Devens*** recently received an official visit regarding command readiness.

Ms. Strunkin said that introductions have been made between staff members from ***Little Leaf Farms*** and those of ***Seven Hills ASPiRE!***, an organization that provides opportunities for people with intellectual and developmental disabilities, autism and brain injury. She was delighted to note that a tour of Little Leaf Farms is being coordinated for students in ASPiRE’s hydroponic gardening program.

In conclusion, Ms. Strunkin advised that the Agency’s application for funding related to the new water treatment plants continues to move slowly forward through the State Revolving Loan Fund process. Meanwhile, staff remains busy configuring new electricity connections and loads.

**23. Statewide Real Estate Projects Updates**. For informational purposes, the Statewide Updates are attached and made a part of the minutes of this meeting. Ms. McKenzie said there are five Land Disposition Agreements in various stages of negotiation for projects / properties in ***Devens***. A General Contractor has been selected to redevelop 12 acres in ***Belchertown***, for mixed use purposes, including 100 units of housing. A meeting has been scheduled for August 18 to discuss technical assistance related to the ***Medfield*** State Hospital. Work at the State Piers continues, and the preliminary selection of a design firm has been made for the ***New Bedford State Pier*** and meetings are underway with its representatives.

In the meantime, approximately 100 applications for the Agency’s Underutilized Properties Program and 30 applications for the Site Readiness Program were received through the Commonwealth’s One Stop for Growth portal and are under ongoing staff review. Ms. McKenzie said the preliminary review of these applications is complete. In addition, 30 applications seeking more than $1.3 million of an available $230,000 through the Real Estate Services Technical Assistance Program are also under review.

***Community Development***

Mr. Marrero reported that the CD Department – in an effort to improve the Agency’s data driven decision-making abilities – is undertaking to develop a universal Intake Form that will consistently capture standard information about applicants for MassDevelopment’s services. The Form will help the Agency to get a better understanding of regional markets and better identify emerging regional industry clusters and opportunities for growth, including key properties coming on the market. The Business Development group, described as the Agency’s “tip of the spear,” is reviewing its practices and making improved and more numerous connections with potential customers. The Community Development group is in the midst of reviewing 200+ grant applications for various programs. Finally, Mr. Marrero shared the successful story of Brockton Beer Company and Mr. Rivera added, and the Chair agreed, that words do not do justice to all the work that went into this collaborative endeavor.

**Informational / Reports**

**24. Community Development – Quarterly Community Investment Portfolio Report**. For informational purposes only, Community Development’s Quarterly Community Investment Portfolio Report is attached and made a part of the minutes of this meeting. There was no discussion of this report.

**25. Community Development – Quarterly Transformative Development Investment (“TDI”) Update**. For informational purposes only, Community Development’s TDI Update is attached and made a part of the minutes of this meeting. There was no discussion of this update.

**26. Community Development – Quarterly Business Development Update**. For informational purposes only, Community Development’s Quarterly Business Development Update is attached and made a part of the minutes of this meeting. There was no discussion of this update.

**27. Community Development – Approved Minutes of Brownfields Advisory Group meeting (April 20, 2021)**. For informational purposes only, the approved minutes of the April 20, 2021 Brownfields Advisory Group meeting are attached and made a part of the minutes of this meeting. No discussion of these minutes took place.

**28. Lending – Delegated Authority Report for Loan Approvals (June 2021)**. For informational purposes only, the Delegated Authority Report regarding Loan Approvals is attached and made a part of the minutes of this meeting. There was no discussion of this report.

**29. Lending – Summary Quarterly Portfolio Report (June 2021)**. For informational purposes only, Lending’s Summary Quarterly Portfolio Report is attached and made a part of the minutes of this meeting. There was no discussion of this report.

**30. Lending – Approved Minutes of New Markets Advisory Group meeting (January 26, 2021)**. For informational purposes only, the approved minutes of the January 26, 2021 New Markets Advisory Group meeting are attached and made a part of the minutes of this meeting. No discussion of these minutes took place.

**31.** **Media Report (July 2021)**. For informational purposes only, the Selected Press Clips, Media Report, and Web Statistics for the previous month are attached and made a part of the minutes of this meeting. No discussion of these items took place.

**Intern Cohort**

**32. Intern Cohort Presentation**. In the interest of time, discussion of the Intern Cohort Presentation was postponed until September.

**Miscellaneous: Old Business / New Business**

The Chair asked if there was any new or old business to consider, and there was none. The Chair reminded everyone that the Commonwealth has received $5.3 billion in federal dollars, and he and others in the Baker/Polito Administration continue to make their case(s) to the legislature regarding where and how the funds should be disseminated. He said he is his colleagues are getting out to communities in the Commonwealth to ascertain “what’s working and what isn’t.”

[*Secretary’s Note: At this time in the meeting the Chair asked for one roll call vote, upon motion duly made and seconded, to approve the following: the minutes (Tabs 1 and 2); the bond transactions (Tabs 9 through 19); the house doctor contract amendment (Tab 20); and the Devens Complete Streets Policy amendment (Tab 21). Accordingly, all items were approved as indicated above.*]

There being no further discussion or business before the Board of MassDevelopment, the Board Meeting was adjourned at 11:52 a.m.