**M E E T I N G N O T I C E**

Entity: **Board of Directors of**

**Massachusetts Development Finance Agency**

Date/Time: Thursday, January 14, 2021, 10:00 a.m.

Location: Pursuant to Governor Baker’s Order, dated March 12, 2020, suspending certain provisions of the Open Meeting Law, and subsequent declarations, this meeting of the Board of Directors of Massachusetts Development Finance Agency will be conducted through remote participation. Members of the public who wish to attend may do so using the information below:

Call In Number: 929-205-6099

Meeting ID: 972 1877 2853

Anticipated topics:

MINUTES

1. Approval of December 10, 2020 Meeting Minutes
2. Approval of December 10, 2020 Executive Session Meeting Minutes

PRESIDENT / CEO REPORT

* + Monthly Update

GENERAL

1. Payroll Services Agreement with ADP, Inc.

STRATEGIC PLANNING

1. MassDevelopment FY2021 Agency Business Plan

MARKETING / COMMUNICATIONS

1. Media Report (December)

FINANCE PROGRAMS

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

BOND TRANSACTIONS

1. Bond Detail Memorandum

* Bonds: Official Action Approvals

Official Action Projects with Volume Cap Requests

1. St. Mark’s School of Southborough, Inc. (Southborough) – $59,000,000
2. Glenmeadow, Inc. (Longmeadow) – $8,000,000

Official Action Project with Volume Cap Request

1. Rodeway LLC (Brockton) – $5,300,000

* Bonds: Final Approvals

Final Approval Project without Volume Cap Request

1. President and Trustees of Williams College (Williamstown) – (OA/FA) – $28,000,000
2. Lubavitch of Cambridge, Inc. (Various) – (OA/FA) – $11,635,000

STANDING BOARD COMMITTEES

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

* Report of January 12, 2021 Meeting

1. Minutes of December 8, 2020 Meeting

* Lending

1. Monthly Delegated Authority Report for Loan Approvals
2. Approved Minutes of December 2, 2020 Emerging Technology Fund Advisory Committee Meeting
3. 28 Petronelli LLC (Brockton) – (i) Real Estate Mortgage Loan; (ii) Construction Loan; and (iii) Bridge Loan – General Fund

* Community Development

1. Monthly Delegated Authority Report

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

* Report of January 12, 2021 Meeting

1. Minutes of December 8, 2020 Meeting
2. Devens – Wright-Pierce Contract Extension and Contract Value Increase
3. Devens – Surveying Consultant Contract
4. Devens – 16 Bulge Road – Scannell Properties #460, LLC Tax Increment Financing Agreement
5. Springfield – 1550 Main Street – Janitorial Contract with Affineco LLC
6. Site Readiness Program – FY2021 Program Awards (excluding land acquisition applications)
7. Devens and Devens Environmental Updates
8. 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

1. Site Readiness Program – FY2021 Program Awards (land acquisition applications only)
2. Devens – 111 Hospital Road – Proposed Land Sale

* Devens – Litigation Update