



MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
("MASSDEVELOPMENT")

Board of Directors Meeting
33 Andrews Parkway
Devens, MA 01434
Thursday, October 13, 2022, at 10:00 a.m.

CHAIR AGENDA

[*Chair:*

- *Quorum (6); call to order.*
- *Ask for names of guests.*
- *Welcome to Devens.]*

MINUTES

1. Approval of September 8, 2022 Meeting Minutes –
Vote [Board Chair]
2. Approval of September 8, 2022 Executive Session
Meeting Minutes – **Vote** [Board Chair]

PRESIDENT / CEO REPORT

- Monthly Update [Dan Rivera]
3. New Employee Hires [Dan Rivera]

GENERAL

4. Contract Extension for Consulting Services with
Inspiration Zone LLC – **Vote** [Theresa Park]

BOND TRANSACTIONS

5. Bond Detail Memorandum

[*Rebecca Sullivan*]

○ **Bonds: Official Actions**

Official Action Projects without State Volume Cap Request

6. Glenmeadow, Inc. (Longmeadow) – \$5,000,000 –
Vote

Official Action Projects with State Volume Cap Requests

7. 25 Garvey Street Housing, LLC (Everett) –
\$35,000,000 – **Vote**

8. Worcester Common Ground, Inc. (Worcester) –
\$18,130,000 – **Vote**

9. 190 Harvard LLC (Brookline) – \$16,800,000 – **Vote**

10. 25-33 Hamilton Limited Partnership (Boston) –
\$11,781,900 – **Vote**

○ **Bonds: Final Approvals**

Final Approval Project without State Volume Cap Request

11. Trustees of Boston University (Boston) (OA/FA) –
\$125,000,000 – **Vote**

12. Benjamin Franklin Classical Charter Public School
(Franklin) (OA/FA) – \$27,500,000 – **Vote**

13. D’Youville Senior Care, Inc. (Lowell) (OA/FA) –
\$25,500,000 – **Vote**

14. CIL Realty of Massachusetts Incorporated (Various)
(OA/FA) – \$25,000,000 – **Vote**

15. New England Life Flight, Inc. d/b/a Boston
MedFlight (Bedford) (OA/FA) – \$10,000,000 – **Vote**

RECUSAL: G. Campbell

STANDING BOARD COMMITTEES

Real Estate Development & Operations Committee – Chair: B. Kavoogian
[Meeting canceled]

- Report of October 11, 2022 Meeting [*Mr. Kavoogian*]

○ **Real Estate and Devens**

16. Devens Fire Department – Purchase of New Ladder
Truck – **Vote** [*Chief Tim Kelly*]

17. Site Readiness Program – FY2023 Grant Awards –
Vote [*Amanda Gregoire*]

18. Underutilized Properties Program – FY2023 Grant
Awards – **Vote** [*Shay Plummer*]

○ **Community Development**

19. Brownfields Redevelopment Fund (“BRF”) –
Approve Transfer of Funds from the General Fund
to the BRF Restricted Fund – **Vote** [*Sean Calnan*]

20. Transformative Development Initiative –
Recommendation of Approval of Transfer of Funds
for Make-it Springfield Buildout (Springfield) – **Vote** [*Noah Koretz*]

21. Cultural Facilities Fund – Grant Round 15 – Program Guidelines – **Vote** *[Sean Calnan]*
22. Cultural Facilities Fund – Grant Round 14A – Grant Awards – **Vote** *[Sean Calnan]*
23. MassDevelopment/HEFA Charitable Trust – Community Health Center Grant Program – FY2023 Allocation of Funds – **Vote** *[Sean Calnan]*
24. Brownfields Redevelopment Fund – FY2023 Recommended Grant Awards – Community One Stop for Growth – **Vote** *[David Bancroft]*
25. Collaborative Workspace Program – FY2023 Recommended Grant Awards – Community One Stop for Growth – **Vote** *[Sean Calnan]*

RECUSAL: J. Andors
[Essex Art Center grant]

INFORMATIONAL ITEMS

- Devens Presentation *[Meg Delorier, Chief Kelly]*
26. Real Estate Services Technical Assistance Program – FY2023 Grant Awards
27. Community Investment – Delegated Authority Report
28. Approved Minutes of January 18, 2022 Brownfields Advisory Group Meeting
29. Approved Minutes of May 3, 2022 Brownfields Advisory Group Meeting

30. Approved Minutes of April 27, 2022 Cultural Facilities Fund Advisory Committee Meeting
31. Lending – Monthly Delegated Authority Report for Loan Approvals
32. Media Report (September)

MISCELLANEOUS

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

- Old Business
- New Business

GENERAL (11:30 a.m.)

- Open Meeting with Members of the Devens Community [*Dan Rivera*]