



**MASSACHUSETTS DEVELOPMENT FINANCE AGENCY  
("MASSDEVELOPMENT")**

**Board of Directors Meeting  
99 High Street, 11<sup>th</sup> Floor  
Boston, MA 02110  
Thursday, August 11, 2022, at 10:00 a.m.**

**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 June 23, 2022 Meeting Minutes – **Vote**
2. Approval of June 23, 2022 Executive Session Meeting Minutes – **Vote**
3. Approval of July 14, 2022 Meeting Minutes – **Vote**

**PRESIDENT / CEO REPORT**

- Monthly Update *[presentation]*
- 4. New Employee Hires
- Guest Speaker *[Claire O'Neill (intro)]*  
*[Hammad Graham from BRISA Ventures, LLC]*  
*[presentation]*

**FINANCE PROGRAMS**

- Quarterly Update from Executive Vice President, Finance Programs *[presentation]*

**BOND TRANSACTIONS**

5. Bond Detail Memorandum

○ **Bonds: Official Actions**

**Official Action Projects without State Volume Cap Requests**

6. Heading Home, Inc. (Boston) – \$5,000,000 – **Vote**
7. Girls Inc. of the Valley (Holyoke) – \$2,275,000 – **Vote**

○ **Bonds: Final Approvals**

**Final Approval Projects without State Volume Cap Requests**

8. Advocates, Inc. (Various) – \$12,500,000 – **Vote**
9. Bread of Life, Inc. (Malden) – \$1,660,000 – **Vote**

**Final Approval Projects with State Volume Cap Requests**

10. 120 Washington 4 LLC (Worcester) – \$19,640,000 – **Vote**
11. Voces de Esperanza, LLC (Holyoke) – \$8,800,000 – **Vote**

**STANDING BOARD COMMITTEES**

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

- Report of August 9, 2022 Meeting

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

- Report of August 9, 2022 Meeting

○ **Real Estate and Devens**

12. Devens – Authorization to Purchase a new Ambulance for the Devens Fire Department – **Vote**
13. Belchertown – Industrial Area Access Road and Infrastructure Area Contract – **Vote**
14. Increase and Extension of House Doctor Contract with Fuss & O’Neill – **Vote**

○ **Community Development**

15. Transformative Development Initiative – Retail Incubator and Maker Community Project at 44 Troy Street (Fall River) Grant Awards – **Vote** [Revised materials uploaded]

**QUARTERLY REPORTS**

16. Real Estate Quarterly Update

**INFORMATIONAL ITEMS**

17. Lending – Summary Quarterly Portfolio Report
18. Lending – Monthly Delegated Authority Report for Loan Approvals
19. Media Report (July)

**MISCELLANEOUS**

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

- Old Business
- New Business

**EXECUTIVE SESSION**

- Discuss Complaints Against an Employee, Staff Member or Individual