



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

**Board of Directors Meeting
99 High Street
Boston, MA 02110
Thursday, June 8, 2023, 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 May 11, 2023 Meeting Minutes
– **Roll Call Vote**
2. Approval of May 24, 2023 Special Meeting
Minutes – **Roll Call Vote**

PRESIDENT / CEO REPORT

- Monthly Update
3. Employee Introduction(s)

GENERAL

4. Agency FY2024 Operating and Capital Budget –
Roll Call Vote

BOND TRANSACTIONS

5. Bond Detail Memorandum

○ **Bonds: Official Actions**

Official Action Projects without State Volume Cap Requests

6. Benjamin Franklin Cummings Institute of Technology (Boston (Roxbury)) – \$30,000,000 – **Roll Call Vote**

Official Action Projects with State Volume Cap Requests

7. 361 Centre St LLC (Boston (Jamaica Plain)) – \$25,000,000 – **Roll Call Vote**

○ **Bonds: Final Approvals**

Final Approval Projects without State Volume Cap Requests

8. [OA/FA] Gordon College (Wenham) – \$15,000,000 – **Roll Call Vote**
9. [OA/FA] Mary Ann Morse Healthcare Corp. – (Framingham and Natick) – \$14,900,000 – **Roll Call Vote**
10. [OA/FA] Mental Health Association, Inc. (Chicopee) – \$7,047,000 – **Roll Call Vote**
11. [OA/FA] The City on a Hill Foundation, Inc. (Boston (Roxbury)) – \$2,500,000 – **Roll Call Vote**

Final Approval Projects with State Volume Cap Requests

12. SEHC Elizabeth Brook Apartments Limited Partnership (Stow) – \$25,774,124 – **Roll Call Vote**

STANDING BOARD COMMITTEES

Origination & Credit Committee – Chair: J. Thurlow

- Report of June 6, 2023 Meeting

○ **Lending**

13. Gradam, LLC (Walpole) – Commercial Real Estate Loan – SSBCI – **Roll Call Vote**

Real Estate Development & Operations Committee – Chair: B. Kavogian

○ **Real Estate and Devens**

14. Devens – FY2024 Electric Rate Adjustments – **Roll Call Vote**
15. Devens – FY2024 Water Rate Adjustments – **Roll Call Vote**
16. Devens – FY2024 Sewer Rate Adjustments – **Roll Call Vote**
17. Devens – Hospital Road Substation Transformer Purchase – **Roll Call Vote**

QUARTERLY REPORTS

18. Community Development – Quarterly Update

INFORMATIONAL ITEMS

19. Community Development – Transformative Development Initiative (“TDI”) – TDI Creative Catalyst Grant Round 4 Awards
20. Lending – Monthly Delegated Authority Report for Loan Approvals
21. Media Report (May)

MISCELLANEOUS

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

- Old Business
- New Business