



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

**Board of Directors Meeting  
99 High Street  
Boston, MA 02110  
Thursday, February 16, 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 January 12, 2023 Meeting Minutes  
– **Roll Call Vote**

**PRESIDENT / CEO REPORT**

- Monthly Update
- 2. Employee Introductions
- Guest Speaker

*[Leo Monteiro,  
New Gorham LLC]  
[presentation]*

**GENERAL**

3. Chief Financial Officer Update – 2<sup>nd</sup> Quarter Financials *[presentation]*
4. New Markets Tax Credits – Appointment of  
Jessica Andors to Advisory Board – **Roll Call  
Vote**

**BOND TRANSACTIONS**

5. Bond Detail Memorandum

○ **Bonds: Final Approvals**

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

6. President and Trustees of Williams College –  
(Williamstown) (OA/FA) – \$102,000,000 – **Roll  
Call Vote**

**RECUSAL: Yvonne Hao**

7. The Sisters of Saint Anne, d/b/a Anna Maria College  
– (Paxton) (OA/FA) – \$37,500,000 – **Roll Call Vote**

**RECUSAL: Kristina Spillane**

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

8. Agawam Village LLC – (Ipswich) – \$32,500,000 –  
**Roll Call Vote**

**STANDING BOARD COMMITTEES**

**Origination & Credit Committee – Acting Chair: B. Kavoogian**

- Report of February 7, 2023 Meeting

○ **Lending**

9. State Small Business Credit Initiative (SSBCI) –  
Certification
10. La Colaborativa (Chelsea) – Request to Add Funds  
to Existing Mortgage – General Fund – **Roll Call  
Vote**

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

- Report of February 7, 2023 Meeting

○ **Real Estate and Devens**

11. Devens – Patriot – Moscow Maine On-Shore Wind  
Power Purchase Agreement – **Roll Call Vote**

12. Devens – Brookfield – Brunswick/Fife Brook Hydro Purchase Power Agreement – **Roll Call Vote**
13. Devens – Gas Capacity Transaction Confirmation – **Roll Call Vote**

### **INFORMATIONAL ITEMS**

14. FY2022 Annual Report on MassDevelopment's Diverse Business Enterprises Program
15. Lending – Monthly Delegated Authority Report for Loan Approvals
16. Lending – Summary Quarterly Portfolio Report
17. Media Report (January)

### **MISCELLANEOUS**

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

- Old Business
- New Business