



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

Board of Directors Meeting
Hybrid Remote & In-Person

**99 High Street, 11th Floor
Boston, MA 02110
Thursday, March 10, 2022, at 10:00 a.m.**

Board Members (and Staff):

JOIN ZOOM MEETING
<https://us06web.zoom.us/j/87614817966>
Meeting ID: 876 1481 7966

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 February 10, 2022 Meeting Minutes – **Roll Call Vote** *[Revision uploaded]*
2. Approval of February 10, 2022 Executive Session Meeting Minutes – **Roll Call Vote**

PRESIDENT / CEO REPORT

- Monthly Update
3. New Employee Hires

GENERAL

- Re-Appointment of Vice Chairperson of the MassDevelopment Board of Directors – **Roll Call Vote**
4. FY2021 Annual Report on MassDevelopment's Diverse Business Enterprises Program

5. Award of Contract to Owner’s Project Manager Services Related to the Selection and Implementation of Agency Enterprise Resources Planning System – **Roll Call Vote**

BOND TRANSACTIONS

6. Bond Detail Memorandum

- **Bonds: Official Action Approval**

Official Action Project without State Volume Cap Request

7. New Heights Charter School of Brockton (Brockton) – \$6,732,000 – **Roll Call Vote**

- **Bonds: Final Approvals**

Final Approval Projects without State Volume Cap Requests

8. Lifeworks, Inc. (Various) – (OA/FA) – \$7,500,000 – **Roll Call Vote**
9. Concord Academy (Concord) – (OA/FA) – \$7,000,000 – **Roll Call Vote**
10. The Children’s Center for Communication, Inc. (Beverly) – (OA/FA) – \$4,776,000 – **Roll Call Vote**
11. Cape Cod Young Men’s Christian Association, Inc. (Various) – \$3,800,000 – **Roll Call Vote**

Final Approval Project with State Volume Cap Request

12. Caleb Mohawk Limited Partnership (North Adams) – (Revised FA) – \$15,666,800 – **Roll Call Vote**

STANDING BOARD COMMITTEES

[No committee meetings held.]

○ **Real Estate and Devens**

- 13. Devens – Wastewater Treatment Plant – Screening Building Upgrade – Award of General Contractor Contract – **Roll Call Vote**

○ **Community Development**

- 14. Transformative Development Initiative (“TDI”) – TDI Equity Grant Recommendation for Redevelopment of 759-769 Main Street, Fitchburg – **Roll Call Vote**

[Revised vote uploaded]

QUARTERLY REPORTS

- 15. Community Development – Quarterly Community Development Division Update

- 16. Devens Quarterly Update

[Guest Speaker(s) from U.S. Air Force]

INFORMATIONAL ITEMS

- 17. Community Investment – Delegated Authority Report
- 18. Approved Minutes of October 19, 2021 Brownfields Advisory Group Meeting
- 19. Lending – Monthly Delegated Authority Report for Loan Approvals
- 20. Media Report (February)

MISCELLANEOUS

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

- Old Business
- New Business

EXECUTIVE SESSION

21. Grafton – 124 Westboro Road – Proposed Sale –
Roll Call Vote
 22. Northampton – Village Hill South – Earle Street –
Proposed Sale of Lot 12B –**Roll Call Vote**
 23. Selection of Real Estate Broker – **Roll Call Vote**
- Potential Litigation Update