**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, April 8, 2021, at 10:00 a.m.**

**Board Members (and Staff):**

JOIN ZOOM MEETING

<https://zoom.us/j/97218772853>

Meeting ID: 972 1877 2853

**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 March 11, 2021 Meeting Minutes –
**Roll Call Vote**
2. Approval of March 11, 2021 Executive Session
Meeting Minutes – **Roll Call** **Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update
1. New Employee Hires – Introductions

**GENERAL**

1. Contract Extension with The Roosevelt Group –
**Roll Call Vote**

**MARKETING / COMMUNICATIONS**

1. Media Report (March) (*informational*)

**FINANCE PROGRAMS**

* + Updates from Executive Vice President,
	Finance Programs and Chief Financial Officer

**BOND TRANSACTIONS**

1. Bond Detail Memorandum and Manufacturing
Delegated Authority Report (*informational*)
* **Bonds: Official Action Approval**

**Official Action Project with Volume Cap Request**

1. New Point Family Housing LLC (Salem) –
$4,975,245 – **Roll Call** **Vote**
* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Cape Cod Healthcare, Inc. (Various) – (OA/FA) –
$75,400,000 – **Roll Call** **Vote**
2. St. Mark’s School of Southborough, Inc.
(Southborough) – $59,000,000 – **Roll Call** **Vote**
3. St. John’s Preparatory School (Danvers) – (OA/FA)
– $52,000,000 – **Roll Call** **Vote**
4. Nichols College (Dudley) – (OA/FA) – $20,000,000
– **Roll Call** **Vote**
5. Hockomock Young Men’s Christian Association
(Various) – $10,500,000 – **Roll Call** **Vote**
6. Labouré College of Healthcare, Inc. (Milton) –
(OA/FA) – $7,950,000 – **Roll Call** **Vote**

**Final Approval Project with Volume Cap Request**

1. Eric Properties, LLC (Northampton) – $1,980,000
– **Roll Call** **Vote**

**STANDING BOARD COMMITTEES**

 ***Audit & Administration Committee – Chair: M. Attia***

* Report of April 8, 2021 Meeting
1. Minutes of November 12, 2020 Meeting
(*informational*)

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

* Report of April 6, 2021 Meeting
1. Minutes of March 9, 2021 Meeting (*informational*)
* **Lending**
1. Monthly Delegated Authority Report for Loan
Approvals (*informational*)
2. Jale, LLC (Pepperell) – Commercial Real Estate
Loan – General Fund and Development Finance
Insurance Fund (DFIF) Loan Guarantee – **Roll Call**
**Votes**
3. Summer Street Apartments LLC (Leominster) –
Bridge Loan – General Fund – **Roll Call** **Vote**
4. Northgate Meadows, LLC (Sterling) – Construction
to Permanent Loan – General Fund – **Roll Call** **Vote**
* **Community Development**
1. Monthly Delegated Authority Report
(*informational*)

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

* Report of April 6, 2021 Meeting
1. Minutes of March 9, 2021 Meeting (*informational*)
2. Devens – MacPherson Water Treatment Plant –
General Contractor Contract – **Roll Call** **Vote**
3. Devens – Weston & Sampson Engineers, Inc. –
Contract Extension and Value Increase – **Roll Call** **Vote**
4. Devens – 11 Grant Road – SMC Ltd. Tax Increment
Financing (TIF) Agreement – **Roll Call** **Vote**
5. Devens – Authorization to Enter into a Memorandum
of Agreement with the Town of Ayer concerning the
West Main Street Improvement Project (MassWorks)
and to Grant an Easement in connection therewith –
**Roll Call** **Vote**
6. Devens – Authority to Enter Into Payment
Agreements with Persons Entitled to Redeem
Parcels in Tax Title in Accordance with
G.L. c.60, §62A – **Roll Call** **Vote**
7. Devens Updates
8. Statewide Real Estate Projects Updates

**MISCELLANEOUS**

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

* Old Business
* New Business