**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