**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, January 14, 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 December 10, 2020 Meeting Minutes   
   – **Roll Call** **Vote**
2. Approval of December 10, 2020 Executive Session   
   Meeting Minutes – **Roll Call** **Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

**GENERAL**

1. Payroll Services Agreement with ADP, Inc. – **Roll   
   Call** **Vote**

**STRATEGIC PLANNING**

1. MassDevelopment FY2021 Agency Business Plan   
   (*informational*)

**MARKETING / COMMUNICATIONS**

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

**FINANCE PROGRAMS**

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

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)

* **Bonds: Official Action Approvals**

**Official Action Projects without Volume Cap Requests**

1. St. Mark’s School of Southborough, Inc.   
   (Southborough) – $59,000,000 – **Roll Call** **Vote**
2. Glenmeadow, Inc. (Longmeadow) – $8,000,000 –   
   **Roll Call** **Vote**

**Official Action Project with Volume Cap Request**

1. Rodeway LLC (Brockton) – $5,300,000 – **Roll   
   Call** **Vote**

* **Bonds: Final Approvals**

**Final Approval Project without Volume Cap Request**

1. President and Trustees of Williams College   
   (Williamstown) – (OA/FA) – $28,000,000 – **Roll   
   Call** **Vote**
2. Lubavitch of Cambridge, Inc. (Various) – (OA/FA)  
    – $11,635,000 – **Roll Call** **Vote**

**STANDING BOARD COMMITTEES**

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

* Report of January 12, 2021 Meeting

1. Minutes of December 8, 2020 Meeting   
   (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan   
   Approvals (*informational*)
2. Approved Minutes of December 2, 2020 Emerging   
   Technology Fund Advisory Committee Meeting   
   (*informational)*
3. 28 Petronelli LLC (Brockton) – (i) Real Estate   
   Mortgage Loan; (ii) Construction Loan; and   
   (iii) Bridge Loan – General Fund – **Roll Call** **Vote** [*Revised memo*]

* **Community Development**

1. Monthly Delegated Authority Report   
   (*informational*)

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

* Report of January 12, 2021 Meeting

1. Minutes of December 8, 2020 Meeting   
   (*informational*)
2. Devens – Wright-Pierce Contract Extension and   
   Contract Value Increase – **Roll Call** **Vote**
3. Devens – Surveying Consultant Contract – **Roll   
   Call** **Vote**
4. Devens – 16 Bulge Road – Scannell Properties   
   #460, LLC Tax Increment Financing Agreement –   
   **Roll Call Vote**
5. Springfield – 1550 Main Street – Janitorial Contract   
   with Affineco LLC – **Roll Call** **Vote**
6. Site Readiness Program – FY2021 Program Awards   
   (excluding land acquisition applications) – **Roll Call   
   Vote**
7. Devens and Devens Environmental 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

**EXECUTIVE SESSION**

1. Site Readiness Program – FY2021 Program Awards   
   (land acquisition applications only) – **Roll Call** **Vote**
2. Devens – 111 Hospital Road – Proposed Land Sale   
   to Commonwealth Fusion Systems LLC – **Roll Call**  
   **Vote**