**MassDevelopment and**

**MassDevelopment/Saltonstall Building  
Redevelopment Corporation (“M/SBRC”)**

**Board of Directors**

**Thursday, April 14, 2016, 10:00 a.m.**

**99 High Street, 11th Floor**

**Boston, MA**

**UPDATED AGENDA**

[*Secretary’s Note: This agenda includes walk-in items and any other changes at the Board meeting.*]

**MINUTES**

1. MassDevelopment March 10, 2016 Meeting – **Voice Vote**

MassDevelopment Minutes – **Voice Vote**

M/SBRC Minutes – **Voice Vote**

1. Executive Session March 10, 2016 Meeting – **Voice Vote [***Hand-out (revisions)***]**

MassDevelopment Minutes – **Voice Vote**

M/SBRC Minutes – **Voice Vote**

**PRESIDENT / CEO REPORT**

* Monthly Update

**STRATEGIC PLANNING**

1. MassDevelopment FY2016 Strategic Themes and Business Plan Goals (*informational*)

**MARKETING/COMMUNICATIONS**

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

**BOND TRANSACTIONS**

1. Bond Detail Memorandum *(informational*)

* **Bonds: Official Action Approvals**

**Official Action Projects without Volume Cap Request**

1. Springfield College (Springfield) – $65,000,000 – **Vote**
2. Massachusetts Society for the Prevention of Cruelty to Animals (Boston; Centerville) – $10,000,000 – **Vote**
3. The Christian Brothers Institute of Massachusetts (Boston) – $10,000,000 – **Vote**
4. Quinsigamond Community College Foundation, Inc. (Southbridge) – $4,000,000 – **Vote**
5. Associates for Human Services, Inc. (Taunton) – $2,900,000 – **Vote**
6. LifeStream, Inc. (Various) – $1,800,000 – **Vote**

**Official Action Projects with Volume Cap Request**

None

* **Bonds: Final Approvals**

**Final Approvals for Lease Financings**

1. Baystate Medical Center, Inc. (Springfield) – $20,000,000 – **Vote**

**Final Approval Projects without Volume Cap Request**

1. CareGroup, Inc. (Various) – (OA/FA) – $321,000,000 – **Vote**
2. ~~The Trustees of Emmanuel College (Boston) – (OA/FA) – $77,000,000 –~~ **~~Vote~~** [***PULLED***]
3. ~~Hallmark Health Properties, Inc. (Various) – (OA/FA) – $22,000,000 –~~ **~~Vote~~** [***PULLED***]
4. Baystate Medical Center, Inc. and Baystate Total Home Care, Inc. (Springfield; Holyoke) – (OA/FA) – $20,120,000 – **Vote**
5. Meadowbrook School of Weston, Incorporated (Weston) – (OA/FA) – $20,000,000 – **Vote**
6. Ursuline Academy Dedham, Inc. (Dedham) – (OA/FA) – $16,000,000 – **Vote**
7. The Beaver Country Day School, Inc. (Brookline) – (OA/FA) – $13,000,000 – **Vote**

**Final Approval Projects with Volume Cap Request**

1. Congress Street Residences Limited Partnership (Salem) – $12,997,900 – **Vote**

**Low Income Housing Tax Credits (“LIHTC”) Bond Issuer Tax Code Findings**

1. Congress Street Residences Limited Partnership – (Tab 20) – LIHTC – **Vote**

**STANDING BOARD COMMITTEES**

***Audit & Administration Committee – Chair: P. McGovern***

* Report of April 14, 2016 Meeting

1. Minutes of March 10, 2016 Meeting (*informational*)

***Manufacturing & Defense Sectors Committee – Chair: D. Kanin***

* Report of April 12, 2016 Meeting

1. Minutes of March 8, 2016 Meeting (*informational*)

* **Advanced Manufacturing**

1. Mass Technology Leadership Council Grant – **Vote**
2. Greentown Labs Grant Extension – **Vote**
3. Grant to Massachusetts Manufacturing Extension Partnership, Inc. (MassMEP) – **Vote**

* **Defense Sectors**

1. Grant to Massachusetts Technology Collaborative (MTC) – **Vote**

***Origination & Credit Committee – Chair: G. Cohen***

* Report of April 12, 2016 Meeting

1. Minutes of March 8, 2016 Meeting (*informational*)

* **Lending**

1. Monthly Delegated Authority Report for Loan Approvals (*informational*)
2. Minutes of December 2, 2015 Emerging Technology Fund Advisory Committee Meeting (*informational*)
3. Aging of America Group, Inc. and PGCM Provider Network, LLC – ETF Loan – **Vote**

* **Community Development**

1. Minutes of August 25, 2015 Cultural Facilities Fund Advisory Committee Meeting *(informational)*

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

* Report of April 12, 2016 Meeting

1. Minutes of March 8, 2016 Meeting (*informational*)
2. Devens and Devens Environmental Updates (*informational)*
3. Statewide Real Estate Projects Updates
4. Transformative Development Initiative (TDI) Update
5. Statewide Placemaking Program: Creation of Program; Approval of Contract with Patronicity; Delegated Authority to Make Grants – **Votes** [*Hand-out (PowerPoint)*]
6. Springfield TDI – 8-12 Stearns Square – Project Update and Budget Request – **Vote** [*Hand-outs (memo,budget & vote)*]
7. Devens – Shirley Village Growth District– Sale of Land to Women’s Institute Realty, Inc. – **Vote [Executive Session]** [*Hand-outs (revised memo & vote)*]

# ***Walk-in***. Litigation Update – 100 Cambridge Street – **Vote** [**Executive Session**] [*Hand-outs (spreadsheet & vote)*]