**Massachusetts Development Finance Agency**

**Board of Directors Meeting**

**Thursday, May 13, 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 April 8, 2021 Meeting Minutes – **Roll Call Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update
	+ Employee Introductions

**GENERAL**

1. Chief Financial Officer Update – 3rd Quarter Financials

**MARKETING / COMMUNICATIONS**

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

**FINANCE PROGRAMS**

* + Update from Executive Vice President, Finance Programs

**BOND TRANSACTIONS**

1. Bond Detail Memorandum (*informational*)
* **Bonds: Official Action Approval**

**Official Action Project with Volume Cap Request**

1. River Senior Apartments LLC (Boston) – $6,628,441 – **Roll Call Vote**
* **Bonds: Final Approvals**

**Final Approval Projects without Volume Cap Requests**

1. Trustees of Boston College (Various) – (OA/FA) – $180,000,000 – **Roll Call Vote**
2. Trustees of Phillips Academy (Andover) – (OA/FA) – $61,000,000 – **Roll Call Vote**
3. William James College, Inc. (Newton) – (OA/FA) – $23,000,000 – **Roll Call Vote**
4. Charles River Community Health, Inc. (Various) – (OA/FA) – $9,700,000 – **Roll Call Vote**
5. 2Life Communities Services Inc. (Boston) –$4,000,000 – **Roll Call Vote**

**Final Approval Project with Volume Cap Request**

1. Salem Heights II Preservation Associates Limited Partnership (Salem) – $55,000,000 – **Roll Call Vote**

***Community Development***

* Update from Executive Vice President,
Community Development
1. Approved Minutes of January 26, 2021 Brownfields Advisory Group Meeting (*informational*)
2. Approved Minutes of September 16, 2020 Cultural Facilities Fund Advisory Committee Meeting (*informational*)
3. Authorization of Signing Authority for the Executive Vice President of Community Development – **Roll Call Vote**
4. Cultural Facilities Fund – Grant Awards – Spring 2021 Round – **Roll Call Vote**
5. Transformative Development Initiative Updates

**STANDING BOARD COMMITTEES**

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

 [*Meeting canceled*]

* ~~Report of May 11, 2021 Meeting~~
1. Minutes of April 6, 2021 Meeting (*informational*)
* **Lending**
1. Monthly Delegated Authority Report for Loan Approvals (*informational*)
2. Summary Quarterly Portfolio Report (*informational*)
3. Standard Holdings, LLC (Hyannis) – Commercial Real Estate Loan and Loan Participation – General Fund – **Roll Call Vote**
* **New Markets Tax Credits (NMTC)**
1. Authorization of Signing Authority for the Senior Vice President, New Markets – **Roll Call Vote**

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

* Report of May 11, 2021 Meeting
1. Minutes of April 6, 2021 Meeting (*informational*)
2. Devens – Devens Utility Department – Electric System – $5,050,000 Bond – **Roll Call Vote**
3. Devens – P.J. Albert, Inc. – Renewal of Paving Contract – **Roll Call Vote**
4. Fuss & O’Neill, Inc. – House Doctor Contract Increase – **Roll Call Vote**
5. Devens Updates
6. Statewide Real Estate Projects Updates

**STRATEGIC PLANNING**

* Strategy Session(s) Update

**MISCELLANEOUS**

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

* Old Business
* New Business

**EXECUTIVE SESSION**

1. Devens – 11-37 Grant Road – Proposed Land Sale – **Roll Call Vote**
* College Loan Discussion