**Massachusetts Development Finance Agency  
(“MassDevelopment”)**

**Board of Directors Meeting**

**99 High Street**

**Boston, MA 02110**

**Thursday, May 11, 2023, at 10:00 a.m.**

**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 13, 2023 Meeting Minutes   
   – **Vote**
2. Approval of April 13, 2023 Executive Session   
   Minutes – **Vote**

**PRESIDENT / CEO REPORT**

* + Monthly Update

1. Employee Introduction(s)
   * Guest Speaker [***Larry Genovesi, Co-founder,***

***CTO and VP Engineering, Embue, Inc.***]

[*presentation*]

**BOND TRANSACTIONS**

1. Bond Detail Memorandum

* **Bonds: Official Actions**

**Official Action Projects with State Volume Cap Requests**

1. Morrissey Boulevard 121A Limited Partnership   
   (Boston (Dorchester)) – $26,710,000 – **Vote**

* **Bonds: Final Approvals**

**Final Approval Projects without State Volume Cap Requests**

1. [OA/FA] Trustees of Boston University (Boston) –   
   $260,000,000 – **Vote**
2. [OA/FA] Simmons University (Boston) –   
   $36,000,000 – **Vote**
3. [OA/FA] The Trustees of Milton Academy (Milton)   
   – $9,500,000 – **Vote**

**RECUSAL: Y. Hao**

1. Glenmeadow, Inc. (Longmeadow) – $5,000,000 –   
   **Vote**
2. [OA/FA] South Shore Stars, Inc. (Weymouth) –   
   $4,640,000 – **Vote**
3. New England Adolescent Research Institute, Inc.   
   (Easthampton) – $3,037,500 – **Vote**
4. [OA/FA] The Island Autism Group, Inc. (West   
   Tisbury) – $1,500,000 – **Vote**

**Final Approval Projects with State Volume Cap Requests**

1. 2Life Leland LLC (Waltham) – $17,820,000 – **Vote**
2. [OA/FA] Dudley Crossing LLC (Boston (Roxbury))  
   – $900,000 – **Vote**

**STANDING BOARD COMMITTEES**

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

* May 9, 2023 Committee meeting – canceled

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

* May 9, 2023 Committee meeting – canceled
* **Real Estate and Devens**

1. Devens – Agreement with Haley and Aldrich for   
   Environmental Engineering and Consulting   
   Services – **Vote**
2. Devens – Public Safety Building Update [*presentation*]

* **Community Development**

1. Cultural Facilities Fund – Approval of Grant   
   Awards – **Vote**

**RECUSAL: J. Andors**

[Essex Art Center, Inc.]

**QUARTERLY REPORTS**

* Update from Interim EVP, Finance Programs

**INFORMATIONAL ITEMS**

1. Community Development – Transformative   
   Development Initiative (“TDI”) – TDI Equity   
   Investment Awards
2. Cultural Facilities Fund – Approved Minutes of   
   September 13, 2022 Advisory Committee meeting;   
   and presentations from grant recipients (Azorean  
   Maritime Heritage Society in Fall River and Boston   
   Youth Symphony Orchestras)
3. MassDevelopment/HEFA Trust – Community Health  
   Center Grant Awards
4. Lending – Monthly Delegated Authority Report for   
   Loan Approvals (March)
5. Lending – Summary Portfolio Report
6. Media Report (April)

**MISCELLANEOUS**

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

* Old Business
* New Business