



**MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
("MASSDEVELOPMENT")**

Board of Directors Meeting
Hybrid / Remote & In-Person

**99 High Street, 11th Floor
Boston, MA 02110
Friday, April 26, 2024, 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.]

STANDING BOARD COMMITTEES

- Audit & Administration Committee – Report of March 27 and April 11, 2024 meetings

CONSENT AGENDA

1. Approval of March 14, 2024 Board Meeting Minutes – **Voice Vote**
2. Approval of February 8, 2024 Board Meeting Minutes – **Voice Vote**
3. Approval of February 8, 2024 Executive Session Meeting Minutes – **Voice Vote**
4. Lending – La Colaborativa, Inc. (Chelsea) – Guarantee on Eastern Bank Loan and Reapproval of Increase to Existing Mortgage – **Vote**
5. Community Development – Cultural Facilities Fund – Round 16 Grant Awards – **Vote**
6. Community Development – MassDevelopment/HEFA Charitable Trust – Recommendation for a Community Health Center Decarbonization Pilot – **Vote**
7. Community Development – Transformative Development Initiative ("TDI") – Transfer of Funds to Massachusetts Housing Finance Agency ("MassHousing") for the Neighborhood Hub Stabilization Program – **Vote**
8. Devens – Contract with BSC Group, Inc., for Design, Permitting and Construction Administration Services related to the Permanent Lovell Road Bridge Replacement – **Vote**

9. Devens – Contract with Energy New England for Power/Gas Supply Administrative Services – **Vote**
10. Devens – Contract with Principal Assessor – **Vote**
11. Real Estate – Underutilized Properties Program – Grant to 2 Ionic Avenue (Worcester) – **Vote**

BOND TRANSACTIONS

12. Bond Detail Memorandum

○ **Bonds: Official Actions**

Official Action Project without State Volume Cap Request

13. Lighthouse Personalized Education for Teens, Inc. (Holyoke) – \$2,000,000 – **Vote**

Official Action Project with State Volume Cap Request

14. DKA Realty, LLC / Sinicon Plastics Inc. (Pittsfield) – \$6,000,000 – **Vote**

○ **Bonds: Final Approvals**

Final Approval Projects without State Volume Cap Request

15. [OA/FA] Brandeis University (Waltham) – \$145,000,000 – **Vote**
16. [OA/FA] CHF Merrimack, Inc. (Andover and North Andover) – \$110,000,000 – **Vote**
17. [OA/FA] Conservatory Lab Foundation, Inc. (Boston) – \$18,000,000 – **Vote**
18. [OA/FA] Sherrill House, Inc. (Boston) – \$6,630,000 – **Vote**
19. Springfield Day Nursery Corporation, d/b/a Square One (Springfield) – \$6,000,000 – **Vote**
20. [OA/FA] Gándara Mental Health Center, Inc. (Springfield) – \$1,350,000 – **Vote**

Final Approval Project with State Volume Cap Request

21. Catalyst Housing LLC (Lynn) – \$7,520,000 – **Vote**

INFORMATIONAL

22. Accounting & Finance – Audited FY2023 Financial Statements
23. Accounting & Finance – Financial Update through February 29, 2024
24. Community Development – Quarterly Report
25. Community Development – Transformative Development Initiative (“TDI”) – Additional TDI Equity funding for project at 44 Troy Street, Fall River
26. Lending – Monthly Delegated Authority Reports for Loan Approvals (January and February)
27. Media Reports (February and March)

STRATEGIC DISCUSSION

- Community Development – TDI Program Briefing [presentation]

MISCELLANEOUS

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

- Old Business
- New Business

VOTE – Agency Leadership

EXECUTIVE SESSION

28. Informational – Real Estate – Joint Base Cape Cod Update
29. Informational – Real Estate – Chapter 40B Update
30. Informational – Real Estate – Sherman Square Update
31. Informational – Real Estate – Lease Update
32. Informational – Real Estate – MBTA Lynn Garage Update