



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

**Board of Directors Meeting
99 High Street, 11th Floor
Boston, MA 02110
Thursday, February 13, 2025, at 10:00 a.m.**

ZOOM MEETING
<https://us06web.zoom.us/j/87614817966>
Meeting ID: 876 1481 7966

AGENDA

- Welcome to New Board Member Kimberly Lyle
- President/CEO's Report

STANDING BOARD COMMITTEES

- Real Estate Development & Operations Committee – Report of February 11, 2025 meeting
- Origination & Credit Committee – Report of February 11, 2025 meeting

GENERAL / ACTION ITEMS

- State Small Business Credit Initiative (SSBCI) – Annual Certification of Board Members
- STAR Fund – Annual Certification of Board Members

CONSENT AGENDA

1. Approval of January 16, 2025 Board Meeting Minutes – **Voice Vote**
2. Approval of January 16, 2025 Board Executive Session Meeting Minutes – **Voice Vote**
3. Lending - MassDevelopment Growth Capital Division Loan Policy - Adoption and Assignment to Origination & Credit Committee – **Vote**

4. Lending – Bratt LLC - Housing Development Incentive Program (HDIP) Tax Credit Bridge Loan - \$2,250,000 – **Vote**
5. Lending – Summer Favor LLC and New Gorham LLC – Construction Loan - \$1,450,000 – **Vote**
6. Community Investment – Approval of Brownfields Rolling Round Awards and Reinstatement of April 2023 Delegated Authority for Brownfields Awards - **Vote**

BOND TRANSACTIONS

7. Bond Detail Memorandum

○ **Bonds: Official Actions and Final Approvals**

Official Actions without State Volume Cap Requests

8. House of Possibilities, Inc. – (North Easton) - \$13,050,000 – **Vote**

Final Approval Projects without State Volume Cap Requests

9. [OA/FA] Trustees of Boston College (Various) – \$415,000,000 – **Vote**
10. [OA/FA] Baypath Humane Society of Hopkinton, Inc. (Hopkinton) - \$4,000,000 - **Vote**
11. [OA/FA] President and Fellows of Harvard College (Cambridge and Boston) - \$400,000,000 – **Vote**
12. [OA/FA] Seven Hills Foundation, Inc. (Worcester) - \$19,180,000 - **Vote**

Final Approval Projects with State Volume Cap Requests

13. [OA/FA] Petricca Industries, Inc./Unistress Corp. (Pittsfield) - \$4,000,000 - **Vote**
14. Turnpike Real Estate LLC (Canton) - \$3,250,000 – **Vote**
15. 361 Centre ST LLC - (Boston) - \$37,630,000 - **Vote**

INFORMATIONAL

16. Lending– Delegated Authority Report
17. Lending – Summary Quarterly Portfolio Report
18. Lending – New Markets Tax Credits – Annual Report
[Tonucci]
19. Chief Financial Officer Update – 2nd Quarter Financials
20. Media Report (January)

STRATEGIC DISCUSSION

- Merger Update

MISCELLANEOUS

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

- Old Business
- New Business