



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

**Board of Directors Meeting  
99 High Street, 11<sup>th</sup> Floor  
Boston, MA 02110  
Thursday, January 16, 2025, at 10:00 a.m.**

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

**AGENDA**

- Welcome to New Board Members
- President/CEO's Report

**STANDING BOARD COMMITTEES**

- Real Estate Development & Operations Committee – Report of January 13, 2025 meeting
- Origination and Credit Committee – Report of January 13, 2025 meeting

**CONSENT AGENDA**

1. Approval of December 12, 2024 Board Meeting Minutes – **Voice Vote**
2. Approval of December 12, 2024 Board Executive Session Meeting Minutes – **Voice Vote**
3. Revised and Amended MassDevelopment By-laws – **Vote**
4. Devens – Master Power Supply Agreements: Delegated Authority to Execute Transaction Confirmations – **Vote**
5. Real Estate – CAD/GIS Administration and Technical Support Consultant Agreement – **Vote**
6. Lending – Amended and Restated Emerging Technology Fund Guidelines – **Vote**
7. Community Investment – Underutilized Properties Program Award – **Vote**

## **BOND TRANSACTIONS**

8. Bond Detail Memorandum

○ **Bonds: Final Approvals**

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

9. [OA/FA] Trustees of Boston University (Boston) – \$845,800,000 – **Vote**

10. [OA/FA] PRG Medford Properties Inc. (Medford) – \$200,000,000 – **Vote**

11. [OA/FA] CIL Realty of Massachusetts Incorporated (Various) – \$21,000,000 – **Vote**

12. [OA/FA] Seven Hills Foundation, Inc. (Various) – \$18,500,000 – **Vote**

13. Plummer Youth Promise, Inc. (Salem) – \$6,000,000 – **Vote**

14. [OA/FA] Cape Cod Health Care, Inc. (Hyannis) - \$50,000,000 - **Vote**

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

15. 127 Armory Street LLC (Boston) – \$45,220,000 – **Vote**

## **INFORMATIONAL**

16. Real Estate – Quarterly Report

17. Lending– Delegated Authority Summary

18. Lending – Delegated Authority Memo

19. Community Investment – Brownfields Rolling Round Notice of Funding Availability (NOFA) and Application

20. Community Investment – Community Health Center Decarbonization Planning Grant Guidelines and Application

21. Media Report – December

## **STRATEGIC DISCUSSION**

- Transformative Development Initiative – Economic Impact

## **MISCELLANEOUS**

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

- Old Business
- New Business