



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

**Board of Directors Meeting  
33 Andrews Parkway  
Devens, MA  
Thursday, October 10, 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**

- Origination & Credit Committee –  
Report of October 8, 2024 meeting
- Real Estate Development & Operations Committee –  
Report of October 8, 2024 meeting

**CONSENT AGENDA**

1. Approval of September 12, 2024 Board Meeting Minutes – **Vote**
2. Devens – REVISED Authorization for Hospital Road and Givry Street Intersection Improvements Project, Devens, MA, Project No. 23-003 - **Vote**
3. Community Development – Cultural Facilities Fund – Round 16a Grant Awards – **Vote**
4. Community Development – Cultural Facilities Fund – Round 17 Guidelines– **Vote**

**BOND TRANSACTIONS**

5. Bond Detail Memorandum

○ **Bonds: Official Actions**

**Official Action Project without State Volume Cap Request**

- 6. Nantucket Partnership for Children, Inc. (Nantucket) – \$1,500,000 – **Vote**
- 7. Planning Office of Urban Affairs, Inc. (Attleboro) – \$12,400,000 – **Vote**

**Official Action Project with State Volume Cap Request**

- 8. Turnpike Real Estate LLC (Canton) – \$4,000,000 – **Vote**

○ **Bonds: Final Approvals**

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

- 9. [OA/FA] Emerson College (Boston) – \$104,940,000 – **Vote**
- 10. [OA/FA] Ginger Care, Inc. (Needham) – \$60,000,000 – **Vote**
- 11. [OA/FA] Worcester Academy (Worcester) – \$15,000,000 – **Vote**

**Final Approval Project with State Volume Cap Request**

- 12. [OA/FA] Washington Pine LLC (Boston) – \$3,300,000 – **Vote**

**DISCUSSION ITEMS**

- 13. Devens – Award of Contract for General Contracting Services, Hospital Road Substation Project, Devens, MA – Project No. 25-005 – **Vote**
- 14. Devens – Brookfield – Pontook Dam/Williams Dam Power Purchase Agreement – **Vote**

**INFORMATIONAL**

- 15. Lending – Delegated Authority Report
- 16. PACE – Fee Modification Memo
- 17. Real Estate – Quarterly Update
- 18. Media Reports (August, September)

## **MISCELLANEOUS**

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

- Old Business
- New Business

## **EXECUTIVE SESSION**

19. Real Estate – Boston Lease Extension – **Vote**
20. Real Estate – Devens – Lease of a Portion of 100 Jackson Road to Impact Technology Licensing, LLC – **Vote**
21. Real Estate – Lease of 18 Cavite Street, Devens, MA to Making Opportunity Count, Inc. – **Vote**
22. Greentown Labs, Inc. – Emerging Technology Fund Recoverable Grant - **Vote**

## **GENERAL (TIME: 10:30 a.m.)**

- Open Meeting with Members of the Devens Community