

May 16, 2024

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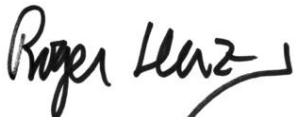
To whom it may concern:

In compliance with the provisions of Chapter 30A of the Massachusetts General Laws, I hereby provide notice of a meeting of the Community Economic Development Assistance Corporation Board of Directors. The meeting will take place at 8:30 A.M. on Thursday, May 23, 2024 via video/conference call.

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, interested members of the public may contact Pearl Chan at [pchan@cedac.org](mailto:pchan@cedac.org) or 1-617-727-5950 for access to the proceedings from a computer, tablet, or phone.

The meeting information & agenda is posted on our website at <https://cedac.org/about/board-staff/>.

Sincerely,



Roger Herzog  
Executive Director

CC: Melissa Andrade, Executive Office for Administration & Finance

**AGENDA**  
**CEDAC BOARD OF DIRECTORS MEETING**  
**May 23, 2024 | 8:30 AM**



**APPROVE MINUTES OF APRIL 11, 2024** \_\_\_\_\_ **VOTE**

**EXECUTIVE DIRECTOR'S REPORT**

- Program Reports
  - Affordable Housing Development and Preservation
  - Child Care
- Loan Repayments
- COVID-19 Continuing Impact

**FINANCE AND OPERATIONS REPORT**

- Third Quarter Financial Statements, Operating Results, and Year-end Projections
- FY24 Capital Budget and Year-end Projections
- Small Properties Acquisition Fund Pilot \_\_\_\_\_ **VOTE**
- Appointment to Compensation Committee \_\_\_\_\_ **VOTE**

**FRONT MONEY LOANS**

- Father Bill's & MainSpring, Inc.  
Roadway Apartments Phase 2 \_\_\_\_\_ **VOTE**
- Mission Hill Neighborhood Housing Services, Inc.  
Parcel 25 Phase 3 \_\_\_\_\_ **VOTE**
- NewVue Communities, Inc.  
470 Main Street \_\_\_\_\_ **VOTE**
- Planning Office for Urban Affairs, Inc.  
Stone House at Westminster Terrace \_\_\_\_\_ **VOTE**

**LOAN INCREASES**

- Fenway CDC and Planning Office for Urban Affairs, Inc.  
20 Charlesgate West \_\_\_\_\_ **VOTE**
- Greater Lawrence Community Action Council, Inc.  
Olde Station Square \_\_\_\_\_ **VOTE**