

May 15, 2025

State Publications & Regulations Division  
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Room 1613  
Boston, MA 02108

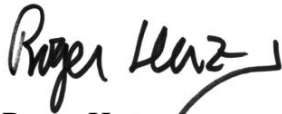
To whom it may concern:

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 22, 2025 via video/conference call.

In accordance with current provisions, 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 22, 2025 | 8:30 AM**



**APPROVE MINUTES OF APRIL 17, 2025** \_\_\_\_\_ **VOTE**

**EXECUTIVE DIRECTOR'S REPORT**

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

**INITIAL FEASIBILITY ASSISTANCE**

- ▶ Common Ground Development Corporation  
Broadway Supportive Housing Phase 2 \_\_\_\_\_ **VOTE**
- ▶ Fields Corner Community Development Corporation  
Fields Corner Housing \_\_\_\_\_ **VOTE**

**FINANCE & OPERATIONS REPORT**

- Third Quarter Financial Statements, Operating Results, and Year-end Projections
- FY25 Capital Budget and Year-end Projections
- Board Vote Updates \_\_\_\_\_ **VOTE**

**FRONT MONEY LOANS**

- Preservation of Affordable Housing, Inc.  
West End Library \_\_\_\_\_ **VOTE**
- Urban Edge Housing Corporation  
Theroch Apartments \_\_\_\_\_ **VOTE**

**LOAN INCREASE**

- The Neighborhood Developers, Inc.  
110 Ocean Avenue \_\_\_\_\_ **VOTE**