

June 20, 2025

State Publications & Regulations Division
One Ashburton Place
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, June 26, 2025 via video/conference call.

In accordance with current provisions, interested members of the public may contact Pearl Chan at 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,



Ethan Handelman
Executive Director

AGENDA
CEDAC BOARD OF DIRECTORS MEETING
June 26, 2025 | 8:30 AM



APPROVE MINUTES OF MAY 22, 2025 _____ **VOTE**

EXECUTIVE DIRECTOR'S REPORT

- Annual CEDAC Business Plan
- Program Reports
 - Affordable Housing
 - Housing Preservation
 - Child Care
- Navigating Federal Disruptions
- Loan Repayments

FINANCE & OPERATIONS REPORT

- FY25 Year-End Projected Results
- FY25 Capital Budget Spending and FY26 Proposed Capital Budget
- Vote for FY26 Business Plan, Operating Budget, and Capital Budget _____ **VOTE**
- New CEDAC Loan Capital _____ **VOTE**
- Affordable Housing Trust Fund (AHTF) Loan Capital Extension _____ **VOTE**
- CIF-CEDAC Agreement Renewal _____ **VOTE**
- CEDAC-CIF Services Agreement Renewal _____ **VOTE**
- Ratification of Contracts _____ **VOTE**
- Board of Directors Conflict of Interest Policy and Discussion

ACQUISITION LOAN

- Preservation of Affordable Housing, Inc.
Osprey Lane Apartments _____ **VOTE**

ACQUISITION / FRONT MONEY LOAN

- Bridge Over Troubled Waters, Inc.
25 West Street _____ **VOTE**

FRONT MONEY LOANS

- Asian Community Development Corporation
245 Bryant Street _____ **VOTE**
- Caribbean Integration Community Development, Inc.
329 Blue Hill Ave _____ **VOTE**

LOAN INCREASES

- Father Bill's & MainSpring, Inc.
Roadway Apartments Phase 2 _____ **VOTE**
- Madison Park Development Corporation
639 Warren Street _____ **VOTE**
- South Boston Neighborhood Development Corporation
McDevitt Senior Homes _____ **VOTE**