

August 7, 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, August 14, 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
August 14, 2025 | 8:30 AM



APPROVE MINUTES OF JUNE 26, 2025 _____ **VOTE**

EXECUTIVE DIRECTOR'S REPORT

- Annual CEDAC Business Plan and Final 2025 Results
- Program Reports
 - Affordable Housing
 - Housing Preservation
 - Child Care
- Loan Repayments
- Operational Changes for Staff Health

FINANCE & OPERATIONS REPORT

- FY25 Year-End Surplus _____ **VOTE**

FRONT MONEY LOANS

- Father Bill's & MainSpring, Inc.
Plymouth Housing Resource Center _____ **VOTE**
- Just A Start Corporation
297 Medford Street _____ **VOTE**
- Vietnamese American Initiative for Development, Inc.
1392 Dorchester Ave & 19-21 Faulkner Street Refinance _____ **VOTE**

LOAN INCREASES

- Harborlight Community Partners, Inc.
Windward Senior Supportive _____ **VOTE**
- Twenty Charlesgate LLC
20 Charlesgate West _____ **VOTE**