

November 25, 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, December 4, 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
December 4, 2025 | 8:30 AM



APPROVE MINUTES OF NOVEMBER 13, 2025 _____ **VOTE**

EXECUTIVE DIRECTOR'S REPORT

- Program Reports
 - Affordable Housing
 - Housing Preservation
 - Child Care
 - Emerging Developers Fund
- Loan Repayments
- CEDAC Audit Committee

INITIAL FEASIBILITY ASSISTANCE

- ▶ North Star Family Services, Inc.
Journey Home 2 _____ **VOTE**

MEMO

- ▶ Just-A-Start Corporation
Broadway Park _____ **VOTE**

FINANCE & OPERATIONS REPORT

- First Quarter Financial Statements and Operating Summary
- Early Education and Out of School Time (EEOST) Capital Bond Program Contract Approvals
FY24-FY26 _____ **VOTE**

FRONT MONEY LOAN

- Disabled American Veterans Department of Massachusetts Service Fund, Inc.
3 Victory Lane _____ **VOTE**

LOAN INCREASES

- Fenway Community Development Corporation
112 Queensberry Street _____ **VOTE**
- Harborlight Community Partners, Inc.
Depot Lane _____ **VOTE**