

June 18, 2026

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 25, 2026 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,



Ethan Handelman  
Executive Director

**AGENDA**  
**CEDAC BOARD OF DIRECTORS MEETING**  
**June 25, 2026 | 8:30 AM**



**EXECUTIVE DIRECTOR'S REPORT**

- Looking Ahead to FY27
- Loan Repayments

**FINANCE & OPERATIONS REPORT**

- FY26 Year-End Projected Results
- FY27 Proposed Operating Budget
- FY26 Capital Budget Spending and FY27 Proposed Capital Budget
- Vote for FY27 Business Plan, Operating Budget, and Capital Budget \_\_\_\_\_ **VOTE**
- CIF-CEDAC Agreement Renewal \_\_\_\_\_ **VOTE**
- CEDAC-CIF Services Agreement Renewal \_\_\_\_\_ **VOTE**
- Board of Directors Conflict of Interest Policy and Disclosures

**ACQUISITION / FRONT MONEY LOAN**

- Bethany Community Services, Inc.  
Haverhill Elks Lodge \_\_\_\_\_ **VOTE**

**FRONT MONEY LOANS**

- Common Ground Development Corporation  
Broadway Supportive Housing Phase 2 \_\_\_\_\_ **VOTE**
- Just A Start  
1826-1840 Mass Ave \_\_\_\_\_ **VOTE**
- Urban Edge Housing Corporation  
Hope Development \_\_\_\_\_ **VOTE**

**LOAN INCREASE**

- North Shore Community Development Corporation  
Residences at El Centro \_\_\_\_\_ **VOTE**