MEETING OF THE BOARD OF DIRECTORS OF THE
ESSEX STREET MANAGEMENT INC.
WEDNESDAY, OCTOBER 28, 2026 5:30PM

AGENDA

1. **ACQUISITION OF 65 CHILTON STREET, CAMBRIDGE - FORMATION OF 65 CHILTON STREET LLC AND AUTHORIZATION TO PROCEED WITH PURCHASE**
    a. Formation of 65 Chilton Street LLC and appointment of authorized signatories to facilitate acquisition and ownership of the property.
    b. Authorization for 65 Chilton Street LLC to acquire 65 Chilton Street and assume the purchaser rights and obligations under the purchase and sale agreement.
    c. Assumption of the existing City of Cambridge loan associated with the property.
    d. Assumption of the existing CEDAC loan associated with the property.
    e. Authorization to obtain up to $400,000 in acquisition financing from Cambridge Housing Affordable Lending LLC (CHAL).
    f. Authorization to obtain up to $400,000 in acquisition and development financing from the Cambridge Affordable Housing Trust (CAHT).
    g. Authorization for officers and designated signatories to execute all necessary documents and take actions required to complete the transaction.
    h. Ratification and approval of all prior actions taken in connection with the acquisition and financing of 65 Chilton Street.

2. **EXECUTIVE SESSION**
    a. Executive Session pursuant to M.G.L. c. 30A, § 21(a)(6), to consider the purchase, exchange, lease, or value of real property, as discussion in open session may have a detrimental effect on the negotiating position of the Authority.