

Michael Fitzmaurice, Chairperson  
Tom Flynn, Appointed Member  
Paul T. Hynes, Appointed Member

Rachel Madden, Ex-Officio  
Antonio Torres, Elected Member  
Joseph M. Petty, Executive Secretary

**MASSACHUSETTS HOUSING FINANCE AGENCY  
EMPLOYEES' RETIREMENT BOARD  
ONE BEACON STREET  
BOSTON, MA 02108  
(617) 854-1871, 1123**

Minutes of the Regular Meeting of Members  
April 14, 2026

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held via Zoom at 12:00 pm.

Present via Zoom were:

Michael Fitzmaurice, Chairperson  
Rachel Madden, Ex-Officio  
Tom Flynn, Appointed Member  
Antonio Torres, Elected Member  
Paul T. Hynes, Appointed Member

Others present via Zoom were:

Jospeh Petty, Executive Secretary  
Michelle Shinnick, Assistant Executive Secretary

Mike Fitzmaurice called the meeting to order.

UPON MOTION DULY MADE (Tom Flynn) AND SECONDED (Paul Hynes), it was voted:  
To approve the minutes of the April 14, 2026, meeting. (roll call 5-0).

The bank reconciliations, budget and financial records were reviewed. Records reviewed by Board members included the Monthly and Yearly Budget, Bank Reconciliation, Warrant/Vouchers, General Ledger, Adjusted Journal entries, Trial Balance, Cash Receipts and Cash Disbursements. Joseph Petty noted that there were no transactions out of the ordinary.

UPON MOTION DULY MADE (Rachel Madden) AND SECONDED (Paul Hynes), it was voted:  
The retirements, refunds and transfers on the attached list were reviewed and approved as amended with the budget, retirement payroll, financial records, and Warrant Number 042026 (see warrants), and capital calls. (roll call 5-0).

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The Board was provided with the 2025 annual statement. After review and discussion, the approved the annual statement.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Tom Flynn), it was voted:  
To approve the 2025 Annual Statement. (5-0 roll call)

Joseph Petty reminded the members of the Summary of the Conflict-of-interest, Statement of Financial Interest and reviewed PERAC memos 11-15.

Joseph Petty informed the Board that the MACRS Annual Meeting will be held May 31 – June 3<sup>rd</sup>, 2026 in Springfield. The cost will include the registration fee, hotel and transportation.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Tom Flynn), it was voted:  
To allow any Board and staff members to attend the MACRS conference, subject to the travel regulations. (5-0 roll call)

Joseph Petty reviewed whether the Board should grant Jessica Whitten additional creditable service for the pay periods of February 6, 2014 through April 3, 2014 under M.G.L. chapter 32, section 4(1)(c). Section 4(1)(c) allows for up to 30 days of creditable service with partial regular compensation in not in excess of one month. In this case Jessca was paid for the 24 days during the leave of absents leaving 21 days of not being paid. The statute allows for up to thirty days; therefore, 21 days' additional creditable service could be granted. After a discussion, the Board granted Ms. Whitten additional creditable service.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Rachel Madden), it was voted:  
To approve the creditable service for an additional 21 days. (5-0 roll call)

Joseph Petty reviewed the composite rating and evaluations for Dahab Associates, Fiduciary Pension Partners and Meketa Investments regarding Investment Consultant Services. After a Board discussion, the Board members selected Meketa Investments for Investment Consultant.

UPON MOTION DULY MADE (Tom Flynn) AND SECONDED (Paul Hynes), it was voted:  
To approve up to a 7-year agreement Meketa Investments as the Investment Consultant for the MHFA Employees' Retirement System and to authorize the Executive Secretary to execute all appropriate contracts and documents to implement this selection, (roll call 5-0).

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:  
Adjourn the meeting at 1:00 pm (roll call 5-0)

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Michael Fitzmaurice – Chair/Elected Member

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Rachel Madden, Ex-Officio

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Tom Flynn, Appointed Member

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Antonio Torres – Elected Member

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Paul T. Hynes – Member Appointed by Other Members