

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
December 10, 2024

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, Senior Retirement Analyst
Natalie Bowlus and Sami Churchwill, IFM
Corinne Larson and Alshay, Longfellow

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 November 12, 2024, meeting. (roll call 5-0).

The bank reconciliations, budget and financial records were reviewed. Joseph Petty noted that there were no transactions out of the ordinary. Mildred Cartagena retired.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Tom Flynn), 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 122024 (see warrants), and capital calls. (roll call 5-0).

Joseph Petty informed the Board members that Meketa Investments had recommended that we issue an RFP for an Investment fund manager, as our seven-year agreement with Longfellow is expiring.

UPON MOTION DULY MADE (Tom Flynn) AND SECONDED (Rachel Madden), it was voted:
To approve an RFP for an Investment Grade fund manager. (roll call 5-0).

Joseph Petty reviewed the amendment to the HarbourVest Partner IX-Buyout Fund. The amendment requested an extension of the Funds' term for two additional years at a reduced management fee. Joseph Petty informed the Board members that both our investment consultant and attorney had no objections to the amendment.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Tom Flynn), it was voted:
To approve the amendment to the HarbourVest Partner IX-Buyout Fund for the extension of the Fund's term for two additional years at a reduced management fee. (roll call 5-0).

Joseph Petty presented the 2025 budget to the Board members. It was reviewed and approved by the Board.

UPON MOTION DULY MADE (Rachel Madden) AND SECONDED (Antonio Torres), it was voted:
To approve the 2025 Budget. (roll call 5-0).

Joseph Petty reviewed the promotion of Michelle Shinnick from Senior Retirement Analyst to Assistant Executive Secretary. After a discussion the Board members approved.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:
To approve the promotion of Michelle Shinnick to Assistant Executive Secretary. (roll call 5-0).

Joseph Petty withdrew the item discussing the implementation of Electronic Signature.

Joseph Petty informed the Board that NCPERS Legislative and Communication Conference this year is on January 26nd – 29th, 2025 the cost of the conference is \$650.00 for the registration fee and \$299/night for the hotel. There is also a Pension Communication Conference the registration fee is \$500. Plus travel expenses.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Rachel Madden), it was voted:
To allow any Board and staff members to attend the NCPERS Legislative and Pension Communication conferences consistent with our Travel Policy, (roll call 5-0).

Joseph Petty requests the Board members to allow him to execute all appropriate contracts and documents regarding ABERN and MetLife agreements.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Rachel Madden), it was voted:
To allow the Executive Secretary to execute all appropriate contracts and documents regarding the ABERN and MetLife Agreements, (roll call 5-0).

Representatives of IFM and Longfellow presented its annual fund review. Both Fund Companies focused on updates on their company and personnel updates, relationship team and performance and strategies of the fund.

Joseph Petty also reviewed training and PERAC memos 29 and 30.

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

Michael Fitzmaurice – Chair/Elected Member

Rachel Madden, Ex-Officio

Tom Flynn, Appointed Member

Antonio Torres – Elected Member

Paul T. Hynes – Member Appointed by Other Members