

Andris Silins, Chairman
Michael Fitzmaurice, Elected Member
Antonio Torres, Elected Member

Ping Yin Chai, Appointed Member
Paul T. Hynes, Appointed 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
February 11, 2020

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held at the offices of the Massachusetts Housing Finance Agency, One Beacon Street, Boston, Massachusetts at 1:15pm.

Present were:

Andris Silins, Board Chairman
Ping Yin Chai, Appointed Member
Michael Fitzmaurice, Elected Member
Antonio Torres, Elected Member
Paul T. Hynes, Appointed Member

Others present:

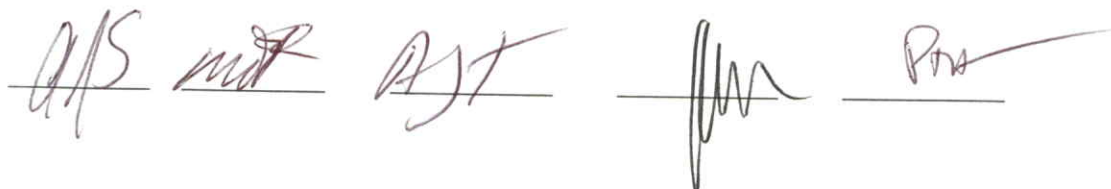
Joseph M. Petty, Executive Secretary
Michelle Shinnick, Retirement Analyst
Dan Dynan, Meketa Investments
Stephen MacLellan, Meketa Investment
Greg Balewicz, Lord Abbett (via phone)

Andris Silins called the meeting to order.

UPON MOTION DULY MADE (PAUL HYNES) AND SECONDED (MICHAEL FITZMAURICE), it was voted:

To approve the minutes of the January 14, 2020 meeting. (5-0).

The bank reconciliations, budget and financial records were reviewed. Andris Silins inquired whether there were any transactions out of the ordinary. Joseph Petty noted that there were no transactions out of the ordinary, however, we did pay for PTG for our accounting/membership system and that we had 3 retirements, Deboarh Godddard, Wilson Li and Gerald Sullivan. Information was provided for the capital calls for Ascent and HarbourVest.



UPON MOTION DULY MADE (PAUL HYNES) AND SECONDED (ANDY SILINS), it was voted:
The retirements, refunds and transfer on the attached list were reviewed and approved along with the budge, retirement payroll and vouchers 202012-2020021, and capital calls (4-0).

Dan Dynan and Steve MacLellan reviewed the system performance and noted that our System returned a 5.5% for the 4th quarter and a 17.6% for the year. As of December 31, 2019, the System's market value was \$176.9 million, an increase of \$30.5 million from the end of 2018. The increase was due to strong investment gains, primarily in equities. Mr. Dynan noted that equities were up 30.9% for the year while international developed equities were up 23.3% and emerging market equities were up 16.6%. Fixed income returns were positive, investment grade bonds were, up 8.9%. TIPS was up 8.4%, while High Yield bonds and Emerging Market debt were up 15.9% and 15.1%, respectively. Real Estate performance was positive, up 8.7% for the year while natural resources grew by 16.2%. Infrastructure rose by 14.6%. As of December 31st, all asset classes were within their respective target asset allocation ranges.

Mr. Dynan suggested that we rebalance our portfolio by transferring \$3.5m from LMCG to Longfellow and transferring \$2m from SSgA Russell 1000 growth and \$1.5 million from SSgA Russell 1000 value to Longfellow for eventual transfer to AEW for \$1.5 million and \$2.0m to Intercontinental.

UPON MOTION DULY MADE (PAUL HYNES) AND SECONDED (MIKE FITZMAURICE), it was voted:

To transfer \$3.5 million dollars from LMCG to Longfellow and transfer \$2.0 million from Russell 1000 growth and \$1.5 million to AEW for 1.5 million and \$2.0 million to Intercontinental. (5-0).

Mr. MacLellan recommended that we maintain our current asset allocation as it continues to remain appropriate given its return and risk objectives. The System's overall long-term expected return has decreased from 8.2% to 7.5% which is line with long-term expected return in 2018. It was also noted that our net of fee of 17.4% outperformed PRIT who gained 16.1% net of fees. Recent fund transfers were also reviewed along with the fees.

Greg Balewicz updated the Board on Lord Abbett firm and performance. He noted that our market value as of December 31st was \$8.4 million with an appreciation of \$280k since July. Since inception the fund has increased 3.65% net of fees.

Joseph Petty reviewed the Annual Vendor Disclosures which were either submitted to or were reviewed by PERAC.

Joseph Petty reviewed the COLA memo released by PERAC and noted that the Agency was informed of the Board's intent to vote a 3% COLA at our next Board meeting.

Joseph Petty informed the Board that PERAC has changed the audit period from 2014-2017 to 2014-2018.

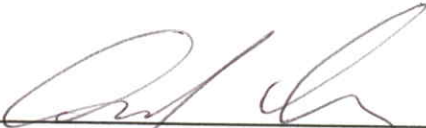


The image shows five handwritten signatures in black ink, each written over a horizontal line. From left to right, the signatures are: 1. A stylized signature that appears to be 'AJS'. 2. A signature that appears to be 'MST'. 3. A signature that appears to be 'AJT'. 4. A signature that appears to be 'JMS'. 5. A signature that appears to be 'PMS'.


Joseph Petty reviewed PERAC memos 5-11, and also reviewed Board member credits.

UPON MOTION DULY MADE (PAUL HYNES) AND SECONDED (Michael Fitzmaurice), it was voted:

To adjourn the meeting at 1:55 pm (5-0).



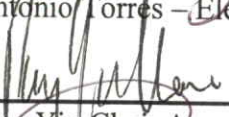
Andris Silins - Board Chairman



Michael Fitzmaurice – Elected Member



Antonio Torres – Elected Member



Ping Yin Chai, Appointed Member



Paul T. Hynes – Member Appointed by Other Members

**Massachusetts Housing Finance Agency
Employees' Retirement Board
One Beacon Street Boston, MA 02108**

**Andris Silins, Chairman
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Listing of Check and Vouchers for the meeting March 10, 2020

<u>Name</u>	<u>Voucher #</u>	<u>Amount</u>	<u>Comment</u>
Paul T. Hynes	2020022	\$ 500.00	Stipend*
Andris Silins	2020023	\$ 500.00	Stipend*
Michael Fitzmaurice	2020024	\$ 500.00	Stipend*
Antonio Torres	2020025	\$ 465.00	Stipend*
Ping Yin Chai	2020026	\$ 500.00	Stipend*
Barnstable County Retirement	2020027	\$ 6,315.42	38c LBarry/OKahn
MassPort Retirement	2020028	\$ 14,235.96	38c LChampy JJakutis
Joseph Petty	2020029	\$ 711.05	Travel Reimb/NCPERS
Michael Fitzmaurice	2020030	\$ 993.98	Travel Reimb/NCPERS

*Stipend amount make up for underpayment of February 2020.

<u>Fees paid via Non-managed account</u>	<u>Amount</u>	<u>Comment</u>
Meketa Investments	\$ 6,875.00	February 19 Consulting Fee
Peoples United	\$ 3,805.95	Custodian January Fee

<u>Retirements</u>	<u>Monthly Amount</u>	<u>Date of Retirement</u>
February Pension Payroll	\$ 618,494.32	
PAI Services	\$ 248.90	
Transfer to Payroll Account	\$ 670,000.00	
Linda Wynn	\$ 3,707.61	
John McGinty	\$ 4,487.61	

<u>Refund</u>	<u>Amount</u>	<u>Date Paid</u>
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Andris Silins - Board Chairman



Ping Yin Chai - Appointed Member



Michael Fitzmaurice - Elected Member



Antonio Torres - Elected Member



Paul T. Hynes - Member Appointed by Other Members



Joseph Petty - Executive Secretary

