

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
July 8, 2025

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:

Joseph Petty, Executive Director
Michelle Shinnick, Assistant Executive Director
Jay Struzziery, Steve Reissfelder and Lily Kao of AEW Capital Mgt.
Members of the press and public

Mike Fitzmaurice called the meeting to order.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:
To approve the minutes of the June 10, 2025, 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.

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 062025 (see warrants), and capital calls. Approve the retirements of Stephen Winskowicz and Beverly Estes-Smargiassi (roll call 5-0).

Joseph Petty reviewed the Valuation and GASB 67/68 reports. The members of the Board asked that we hold these reports to the next meeting.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:
To hold the Valuation and GASB 67/68 reports (roll call 5-0).

The meeting was interrupted and was suspended.

Mike Fitzmaurice called the meeting to order.

Joseph Petty gave an update on the 2024 audit and the RFP for legal services. Reviewed PERAC memo 16.

The meeting was interrupted and adjourned.

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