

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

Rachel Madden, Ex-Official
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
May 14, 2024

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held via Zoom at 1:00 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 Secretary
Michelle Shinnick, Senior Retirement Analyst
Steve MacLellan, Meketa Investments
Gar Chung, Fin News.

Michael Fitzmaurice called the meeting to order.

UPON MOTION DULY MADE (Rachel Madden) AND SECONDED (Paul Hynes), it was voted:
To approve the minutes of the April 9, 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.

UPON MOTION DULY MADE (Antonio Torres) 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 052024 (see warrant), and capital calls. (roll call 5-0).

Joseph Petty reviewed 2023 annual statement.

UPON MOTION DULY MADE (Rachel Madden) AND SECONDED (Paul Hynes), it was voted:
To approve the 2023 Annual Statement. (5-0 roll call)

Joseph Petty recommended to the Board that they should grant a proposed amendment to the limited partnership agreement for Ironsides Partnership Fund V, L.P. to permit them to add the ability for the Partnership to use a NAV facility to facilitate making portfolio investments with regard to the overcommitment. After a discussion, the Board members agreed to approve the proposed amendment to the limited partnership agreement for Ironsides Partnership Fund V, L.P. See memo.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Paul Hynes), it was voted:
To approve the proposed amendment to the limited partnership agreement for Ironsides Partnership Fund V, L.P. (5-0 roll call)

Joseph Petty informed the Board that PERAC would like the boards to review their travel policy. He gave the Board the current policy. After discussion, the Board asked the I incorporate the MassHousing travel policy where warranted to make them consistent.

Steve MacLellan, reviewed the system performance and noted that our System returned 3.7% during the first^h quarter and a 12.1% for the trailing year. As of March 31, 2023, the System's market value was \$248.4 million, which is an increase of \$6.7 million since the end of the fourth quarter. Our Retirement System performed in the 87th percentile of its peer group during the first quarter and in the 77th, 7th and 13th percentiles for the trailing year, 3-year and 5-year periods, respectively. As of March 31st, all asset classes were within their respective target asset allocation ranges. Except for real estate, investment grade bonds and infrastructure, all asset classes had positive returns during the quarter. For the first quarter, US equities gained 9.7%, with trailing 12-month at 28.3%. International developed equities increased by 5.1% quarter-to-date and were up 14.1 percent on a trailing one-year bases. Emerging market equities were up 11% on a quarter-to-date basis and 39.8% for the past 12 months. Fixed income returns were positive for the quarter. Investment grade bonds returned -.03%. TIPS were flat, High Yield returned 1.3% and Emerging market debt was up 2.3%. On a one-year trailing basis investment grade, high yield, TIPS, and emerging market bonds returned 3.1%, 10.8%, 0.3% and 14.1%, respectively. Real Estate was mixed for the quarter. Real estate returned a -1.7% for the quarter and -9.6% for the past twelve months. Infrastructure was down 1.1% for the quarter and up 4.5% for the trailing year. Private Equity performance was up for the quarter at 0.6% and 4.4% for the trailing year.

Steve MacLellan updated the Board on both of the RFPs regarding Emerging Market Equity and Emerging Market Debt. Emerging Market Equity had 25 respondents and Debt had 14 respondents. Meketa is evaluating the responses and will have recommendations at a future meeting.

Steve MacLellan recommended to the Board that we should the System should an RFP in June for private equity. It is important to continue to make commitments to achieve and maintain the System's allocation to the asset class.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Paul Hynes), it was voted:
To approve a RFP for private Equity. (5-0 roll call)

Steve MacLellan reviewed the asset allocation policy to reduce the volatility in the portfolio. Mike Fitzmaurice asked whether the markets we headed for a change. Steve MacLellan thought we should review emerging markets. It was suggested that we should reduce our risk. No vote was taken at this time.

Joseph Petty reviewed PERAC memos 11, 12, and 13.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Tom Flynn), it was voted:
To adjourn the meeting at 1:47 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