

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
May 13, 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:

Jospeh Petty, Executive Secretary
Michelle Shinnick, Senior Retirement Analyst
Steve MacLellan, Meketa Investments
Colin Edgar and Joan Moreau, Stone Consulting.
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 April 8, 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 052025 (see warrants), and capital calls. (roll call 5-0).

Joseph Petty and Stee MacLellan reviewed whether the Board should grant a proposed amendment to the limited partnership agreement for Ironsides Co-Investment VI, L.P. to add the ability for the Partnership to use a NAV facility to facilitate making new portfolio investments and add-on investments to support existing portfolio companies. After some discussion, the Board members determined that it would not approve the proposed amendment to the limited partnership agreement for Ironsides Co-Investment Fund VI, L.P.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Paul Hynes), it was voted:
Not to approve the proposed amendment to the limited partnership agreement for Ironsides Co-Investment Fund VI, L.P. (roll call 5-0).

Steve MacLellan, reviewed the system performance and noted that our System returned 0.6% during the 1st quarter and a 4.4% for the trailing year. As of December 31, 2024, the System's market value was \$257.1 million, which is a increase of \$3.2 million since the end of the fourth quarter. Our Retirement System performed in the 16th percentile of its peer group during the first quarter in the 66th, 56st and 53th 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 private equity which is below target while we are waiting for the managers to call capital. Equity assets had mixed results for the quarter, with domestic equities returning -4.8% while international developed and emerging market equities were both positive for the quarter returning 6.3% and 0.1%, respectively. For the trailing year domestic and international developed equities were in positive territory returning 6.5% and 4.7%, respectively while emerging market equities returned -3.5%. Fixed income returns were positive on both a quarterly and an annual basis. investment grade bonds returned 2.8% for the first quarter and 5.3% for the past twelve months. High yield bonds returned 0.5% for the first quarter and 7.2% on a one-year trailing basis. tips assets returned 4.2% for the quarter and 6.2% for the past twelve months. and emerging market debt returned 1.9% for the quarter and 5.9% annually. Private Equity returned 0.3% for the quarter and -1.1% for the trailing year. Real estate returned 1.8% for the quarter and 2.0% for the past twelve months. Infrastructure posted a 3.0% return for the quarter and 10.6% on the one-year trailing basis.

Steve MacLellan reviewed the asset allocation and determined that AEW and Intercontinental were at target and that we no longer needed to redeem and funds from these companies. We originally asked for redemptions of two million dollars.

UPON MOTION DULY MADE (Tom Flynn) AND SECONDED (Antonio Torres), it was voted:
To notify both AEW and Intercontinental that we will stop the requested redemptions for both funds. (roll call 4-0, Paul Hynes left the meeting).

Colin Edgar and Joan Moreau reviewed the January 1, 2025 Actuarial Valuation results. There were several fund options that were discussed in detail and the cost associated with each one. See report. After a discussion it was determined that we would reduce the discount rate from 7% to 6.75%. It was also determined to increase the maximum base of which its retirees can receive a cost-of-living allowance (COLA) under M.G.L. c. 32sec103(j) as follows:

1. To increase the COLA base from \$18,000 to \$20,000 effective July 1, 2025.
2. To increase the COLA base from \$20,000 to \$21,000 effective July 1, 2026.

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

To approve the funding schedule as provided by Stone Consulting, we would reduce the discount rate from 7% to 6.75% and increase the maximum base of which its retirees can receive a cost-of-living allowance (COLA) under M.G.L. c. 32sec103(j) as follows: 1. To increase the COLA base from \$18,000 to \$20,000 effective July 1, 2025. 2. To increase the COLA base from \$20,000 to \$21,000 effective July 1, 2026. And to submit to the MassHousing Board for their approval and then to submit the Appropriation schedule to PERAC, (roll call 4-0).

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:
Adjourn the meeting at 1:10 pm (roll call 4-0)

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