MASSACHUSETTS HOUSING FINANCE AGENCY
EMPLOYEES' RETIREMENT BOARD
ONE BEACON STREET
BOSTON, MA 02108
(617) 854-1871, 1123

Minutes of the Regular Meeting of Members
September 9, 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
Michael Sacco and Chris Collins, Sacco and Collins, PC
Katherine Hess, Veronica Genin, Chris Rhodes, Linda Champion, Murphy Hess Toomey & Lehane, LLP
Andrew Brett, Intercontinental Real Estate Corp.

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 August 12, 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 (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 092025 (see warrants), and capital calls. The Board also approved 2 refunds. (roll call 5-0).

Joseph Petty reviewed the Pension Administrative Software Services RFP and noted that the interviews for the two respondents will be scheduled for the next Board meeting.

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The Board interviewed both SACCO & COLLINS, P.C. AND MURPHY HESSE TOOMEY & LEHANE LLP for Legal Services. Each Law Firm reviewed their experience and expertise regarding Chapter 32 and other specialties outside of Chapter 32. After interviews and discussions, the Board determined that it would review the RFP responses and vote on their selection at the next Board meeting.

Representatives of Intercontinental Real Estate Corp presented its annual fund review. The companies focused on updates on their company and personnel updates, relationship team and performance and strategies of the fund.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:
Adjourn the meeting at 1:05 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