

**COMMONWEALTH OF MASSACHUSETTS
PENSION RESERVES INVESTMENT MANAGEMENT BOARD**

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Minutes of the Board Meeting

Thursday, May 22, 2025

commencing at 9:30 a.m.

(CONDUCTED REMOTELY)

**PRIM Board Offices
53 State Street
Boston, Massachusetts**

ATTENDEES

(Via Zoom)

Board Members

- Treasurer Deborah B. Goldberg, Chair
- Robert L. Brousseau
- Catherine D'Amato
- Ruth Ellen Fitch
- Theresa F. McGoldrick, Esq.
- Dennis J. Naughton

Other Attendees (partial list):

- Alyssa Acker
- Kevin Conroy
- Deb Coulter
- Anthony Falzone
- David Gurtz
- Eliza Haynes
- Minching Kao
- Emily Kowtoniuk
- Chuck LaPosta
- Renee LeFevre
- Richer Leung
- Bill Li
- Christina Marcarelli
- Michael McGirr
- Sue Perez
- Veena Ramani
- Tim Schlitzer
- Michael Trotsky

1 P R O C E E D I N G S

2 A meeting of the Pension Reserves
3 Investment Management Board (PRIM Board) was held
4 remotely on Thursday, May 22, 2025. The meeting
5 was called to order and convened at 9:30 a.m.
6 Treasurer and Receiver-General Deborah Goldberg
7 chaired the meeting.

8 TREASURER GOLDBERG: Welcome to the PRIM
9 Board meeting, Thursday, May 22, 2025. This
10 meeting will be held in accordance with the
11 provisions of Massachusetts Acts of 2022,
12 Chapter 22, which was most recently amended on
13 March 28, 2025, to include an extension of the
14 2020 Executive Order Suspending Certain Provisions
15 of the Open Meeting Law until June 30, 2027.

16 All members of the Board will
17 participate remotely via audio/videoconferencing,
18 and public access to the deliberations of the
19 Board will likewise be provided via telephone,
20 with all documents referenced at the meeting
21 available to be viewed on PRIM's website,
22 www.mapension.com.

23 All persons speaking at today's meeting
24 are asked first to identify themselves. Also the

1 Open Meeting Law requires anyone wishing to record
2 a meeting to first notify the chair so that the
3 chair can inform the other attendees.

4 Tony, would you please inform me and
5 everyone who is recording today.

6 MR. FALZONE: Douglas Appell, *Pension*
7 *Investments*, will be recording the meeting.
8 Matthew Scheffler, MTRS member, Framingham public
9 schools, will be recording the meeting.

10 TREASURER GOLDBERG: Okay. I am also
11 informing you that our stenographer, Virginia
12 Dodge from Lexitas, is transcribing and also
13 recording this meeting.

14 If anyone else intends on recording,
15 please first notify Seth Gitell by email at
16 sgitell@mapension.com.

17 Additionally, the Attorney General's
18 guidance on holding remote meetings reads as
19 follows. At the start of the meeting, the chair
20 must announce the name of the member or members
21 who are participating remotely.

22 I will now announce the names of all
23 PRIM Board members who are participating remotely
24 in today's meeting.

1 Bob Brousseau, Catherine D'Amato, Ruth
2 Ellen Fitch, Theresa McGoldrick, Dennis Naughton
3 and myself, Treasurer Deb Goldberg.

4 Thank you.

5 Now, the first item on the agenda is
6 that I seek a motion that the PRIM Board approve
7 the minutes of its February 27, 2025 meeting
8 attached as Appendix A of the expanded agenda, and
9 further to authorize the executive director to
10 take all actions necessary to effectuate this
11 vote.

12 Is there a motion?

13 MS. FITCH: So moved.

14 MR. BROUSSEAU: So moved.

15 TREASURER GOLDBERG: Is there a second?

16 MR. NAUGHTON: Second.

17 MS. D'AMATO: Second.

18 TREASURER GOLDBERG: Okay. Then
19 questions or comments, needs for changes?

20 Hearing none, we'll proceed with the
21 vote.

22 Bob?

23 MR. BROUSSEAU: Yes.

24 TREASURER GOLDBERG: Catherine?

1 MS. D'AMATO: Yes.

2 TREASURER GOLDBERG: Ruth Ellen?

3 MS. FITCH: Yes.

4 TREASURER GOLDBERG: Theresa?

5 MS. McGOLDRICK: Yes.

6 TREASURER GOLDBERG: Dennis?

7 MR. NAUGHTON: Yes.

8 TREASURER GOLDBERG: Myself, yes.

9 The motion carries.

10 Okay. Next item on the agenda is three

11 guesses.

12 Michael Trotsky, you're up.

13 MR. TROTSKY: Thank you very much,

14 Treasurer.

15 Good morning, everyone. Thank you for

16 being here, and please be safe today if you're out

17 and about with the storm.

18 Just a logistical update, Treasurer,

19 when you get to that section, Mike McElroy on the

20 public markets team will not be able to join us

21 today because of a family funeral.

22 TREASURER GOLDBERG: Oh, I'm sorry.

23 MR. TROTSKY: And instead, Chuck LaPosta

24 will present the public markets review today. So

1 that's next on the agenda after me.

2 TREASURER GOLDBERG: Okay.

3 MR. TROTSKY: Okay?

4 TREASURER GOLDBERG: Thank you.

5 MR. TROTSKY: As usual, today we do
6 review the March 2025 quarter PRIT Fund results.
7 The PRIT Fund ended with a balance of \$110 billion
8 and was essentially flat, up 0.14 percent in the
9 quarter, despite U.S. equity markets being down
10 more than 4 percent. The fund gained 5 and a half
11 percent for the trailing one-year period ending
12 March.

13 While U.S. equity markets have been the
14 hardest hit this calendar year, we do take comfort
15 in the fact that we have maintained our relatively
16 high international equity exposures that have
17 fared much better than the U.S. market.

18 Additionally, bonds and alternative
19 investments have provided an additional buffer to
20 weaker U.S. equity markets. And we do believe
21 that being flat for the March quarter and up for
22 the year in this very volatile market are strong
23 results.

24 I'm going to start like I did at the

1 committee meetings with a historic quote that Mike
2 McGirr brought to my attention recently. Soon
3 after the stock market crash of 1987, a while ago,
4 including Black Monday, the largest single-day
5 drop in the market's history -- and for you
6 numbers people, it was down 508 points on the Dow,
7 and that equated to 22.6 percent in one day.

8 Following Black Monday, the legendary
9 investor Warren Buffett, who also recently
10 announced his retirement, wrote, and I quote: "An
11 investor will succeed by coupling good business
12 judgment with an ability to insulate his or her
13 thoughts and behavior from super-contagious
14 emotions that swirl about the marketplace."

15 Insulate thoughts and behavior from the
16 super-contagious emotions is an excellent summary
17 of what the entire PRIT team is doing at this very
18 uncertain, volatile and emotive time. We are busy
19 monitoring every aspect of the fund. We've been
20 in close contact with the investment managers and
21 industry experts to support PRIM, to ensure that
22 we are well-informed. And as usual, we are
23 analytical, disciplined and unemotional about
24 every investment decision we make.

1 Importantly, we adhere to our
2 fundamental belief, our mantra really, that you
3 all know. We can't accurately predict the future
4 so we don't try. And we can't predict the future
5 of the financial markets, so we also don't try.

6 Instead, the PRIT Fund is a carefully
7 constructed, broadly diversified portfolio with
8 components that will perform well in any
9 environment. And critical to our beneficiaries
10 and stakeholders is the fact that PRIM is not
11 facing any liquidity stress at all due to the
12 recent market volatility. We can easily meet all
13 commitments. And in short, the PRIT Fund is
14 performing well. It's well-positioned, and it's
15 resilient.

16 I'll have more on markets and
17 performance in a minute, but first one
18 organizational update. I'm proud to announce that
19 *Private Equity International* has named our senior
20 investment officer on the private equity team,
21 Helen Huang, a member of its 40 Under 40 group,
22 future leaders of private equity.

23 The publication credits Helen with
24 helping to -- and I quote -- "reinvigorate the

1 pension plan's venture capital program and
2 contributing significantly to private equity
3 investment process design."

4 The publication praised our private
5 equity team's proactive approach to sourcing new
6 ideas and its status as one of the top-performing
7 public pension funds for 10-year private equity
8 returns.

9 So congratulations, Helen. This is
10 excellent recognition for your work, well-
11 deserved, and we're very proud of you.

12 Thank you also to Mike McGirr and the
13 entire team for your support of Helen and her
14 work, and of course to the Treasurer and to the
15 Board for your ongoing support for the entire
16 team.

17 So please congratulate me in -- or join
18 me in congratulating Helen.

19 TREASURER GOLDBERG: I'll tell you
20 what. We'll congratulate you on being savvy enough
21 to ensure that Helen came to PRIM and is happy
22 there.

MR. TROTSKY: That's right. Thank you.

23 TREASURER GOLDBERG: But I honestly
24 really want to congratulate Helen.

1 MR. TROTSKY: It's her work, for sure.

2 TREASURER GOLDBERG: Her work.

3 MR. TROTSKY: Thank you, Treasurer.

4 Now, turning back to markets and PRIT
5 Fund performance, we noted at the Investment
6 Committee that of interest is really the fact that
7 for the first time in a long time, international
8 equities have been outperforming U.S. equities in
9 the March quarter and even into this calendar
10 year. And that has helped our broadly diversified
11 portfolio.

12 German equities, for example, were up 15
13 and a half percent. UK equities were up almost
14 10 percent. China equities were up 15 percent.
15 Japan equities were flat, and the U.S. was down
16 more than 4 percent in the March quarter.

17 That relative international strength has
18 continued into this quarter. For a review really,
19 for the March quarter -- it's a while ago now, but
20 it's important to review.

21 For the March quarter, the S&P was down
22 4.3 percent, while developed international markets
23 were up 6.2 percent; developed international
24 markets being primarily Europe and Japan.

1 Emerging markets, primarily China and
2 southeast Asian economies and South America,
3 emerging markets were up 3 percent for the March
4 quarter. And diversified bonds were actually up
5 almost 3 percent as well.

6 For the calendar year, as we sit here
7 today through yesterday, the S&P is essentially
8 flat. Developed international markets are up
9 16 percent. And emerging markets are up more than
10 10 percent, while bonds are up slightly, up
11 1.2 percent.

12 And that puts a 60/40 mix of global
13 stocks and bonds up more than 3 percent for the
14 calendar year so far in 2025.

15 Tony, the performance slides, please.

16 I'll go through these quickly.

17 Let me know when they're up.

18 MR. FALZONE: All set. They should be
19 up now.

20 MR. TROTSKY: Okay. The first slide
21 shows graphically the growth of the PRIT Fund, and
22 you can see as of March 2025, the PRIT Fund stood
23 at \$109.9 billion, up slightly, due again to the
24 small investment gain net of expenses of

1 0.14 percent in the March quarter.

2 We had net inflows, even after paying
3 benefits. The net inflows were \$2 million as
4 clients are electing to invest more of their plans
5 with PRIM. We view that as a vote of confidence.

6 Next slide, you can see the performance
7 by strategy for the first quarter. Again, the
8 PRIT Fund up 0.14 percent for the quarter. And on
9 the left, you can see that developed international
10 equities and long-duration bonds led the way, up
11 5.8 percent and 4.8 percent, respectively. U.S.
12 equities down sharply. That's on the right.

13 And notably, real estate turned the
14 corner. It was slightly positive for the quarter.
15 You can see that as well.

16 Next slide. For the one-year by
17 strategy, the PRIT Fund was up 5 and a half
18 percent. Other credit opportunities, a fixed
19 income sector that we've been spending a lot of
20 time pursuing, was up very nicely. Portfolio
21 completion strategies, that's mainly hedge funds,
22 also up nicely. Emerging debts and high-yield
23 bonds, all strong contributors.

24 You can see that on the left.

1 On the right, you can see long-duration
2 bonds and U.S. small caps among the weakest. U.S.
3 small caps among the weakest, that really reflects
4 the Magnificent Seven phenomenon of outperformance
5 that we spoke of last year, leaving small caps far
6 behind.

7 And U.S. large cap equities and private
8 equity also very strong contributors for the one-
9 year period.

10 Next slide. More detail by asset class
11 for the year. Portfolio completion strategies,
12 again on the far left, very strong and above
13 benchmark. Bill will discuss that later today,
14 Bill Li.

15 Value-added fixed income. That's other
16 credit opportunities, up 12.4 percent for the year
17 in a fixed income portfolio that's very strong.

18 In the middle, you can see private
19 equity up almost 7 percent for the year, for the
20 trailing year. And it was up 1.5 percent for the
21 quarter. That was its ninth consecutive quarter
22 positive performance as performance recovers in
23 private equity.

24 Total real estate flat for the year and

1 above benchmark, and it continues to improve
2 versus last quarter.

3 Timberland, you can see on the right.
4 It was up but behind benchmark. There are reasons
5 for that. We have timberland in the south of the
6 U.S. underperforming, as did the Pacific
7 Northwest. We have properties in Australia and
8 New Zealand, and those have large dependency on
9 China. And as you know, China building has been
10 weak.

11 And relative to the benchmark, it should
12 be noted that the benchmark has no international
13 exposure. But still strong performance on an
14 absolute basis.

15 Next slide. This chart shows the
16 contribution to total return by strategy. For the
17 year, U.S. large caps and private equity made up
18 nearly 3 percent of the entire 5 and a half
19 percent total return. U.S. large caps and private
20 equity.

21 And what I like about this chart, again,
22 is there are no major detractors from performance
23 by any of our asset classes. So pretty good
24 picture.

1 Next slide, PRIT Fund total returns.
2 You can see the one-year return of 5 and a half
3 percent, strong result in a very turbulent market.
4 The three-year period includes the effect of
5 dropping a very strong calendar year 2021 from our
6 calculation. Calendar year 2021, if you remember,
7 was up 20 percent, and that's no longer in the
8 three-year calculation.

9 You can see underperformance for the one-
10 and three-year period. Again, we've been talking
11 about this for quite some time. The
12 underperformance is due to a benchmark mismatch in
13 private equity. Where we compare the actual
14 private equity return to a seven-year smooth
15 public markets benchmark, plus 3 percent.

16 The seven-year smooth public markets
17 benchmark plus 3 percent is actually 15.3 percent.
18 We compared 15.3 percent benchmark return to our
19 one-year return of 6.9 percent for private equity.
20 It's really an apples-and-oranges comparison.

21 But if we are to also smooth the private
22 equity return for a seven-year smooth, it would be
23 17.5 percent, and it would outperform the
24 benchmark that we use, if we were to smooth it.

1 And you can see the 5- and 10-year
2 numbers strong, above the actual rate of return,
3 which is 7 percent and above benchmark too.

4 Next slide and the last slide, as
5 always, is the quilt chart. And you can see here
6 that the one-year period portfolio completion
7 strategies, which is hedge funds -- Bill will be
8 talking about it -- and value-added fixed income --
9 Chuck will be talking about that -- and private
10 equity, all three of those led the way for the
11 year.

12 But global equities still relatively
13 strong, but declining in rank versus previous
14 quarters.

15 Real estate improving. Timber steady at
16 3.2 percent. And long term, you can see on the
17 right, private equity is very strong, as our
18 public markets.

19 You can take those down, Tony.

20 So that's a recap of the March quarter,
21 but obviously, conditions now must include a word
22 on current conditions.

23 Obviously we've experienced extreme
24 market volatility. The month of April was very

1 volatile, including a 19 percent selloff in the
2 first half of the month. In April, equity
3 volatility surged to its highest level since 2020
4 before retreating to more normal levels later in
5 the month following nine days of consecutive
6 market gains in a near 14 percent bounce from the
7 lows.

8 In the month of May so far, the S&P is
9 up 5.1 percent. Bond volatility is still
10 elevated, but off its highest levels. The 10-year
11 Treasury yield, as we sit here today, 4.6 percent
12 is very near to where it was last year at this
13 time and very near to where it was at the
14 beginning of the calendar year. So it hasn't
15 moved much.

16 However, long bonds, long bond yields
17 are up over 5 percent as measured by the 30-year
18 Treasury as investors begin to worry about growing
19 federal budget deficits.

20 To put this recent volatility in
21 perspective, though, in the April letter to you
22 all, I reminded everyone of a similar market
23 selloff five years ago now, when we called a
24 special interim meeting of the Investment

1 Committee. That special meeting actually took
2 place on April 22, 2020. Five years ago, that
3 market volatility was initiated by the outbreak of
4 the global COVID pandemic.

5 This time, as we all know, the
6 volatility was initiated by an outbreak of a
7 tariff war between the USA and nearly all of our
8 global trading partners.

9 Five years ago during the COVID selloff,
10 U.S. equity markets were down approximately
11 25 percent from peak to trough. This time, U.S.
12 markets on the worst day were down approximately
13 19 percent from peak to trough.

14 The tech-heavy Nasdaq market entered
15 bear market territory in April as measured by a
16 20 percent selloff. But by May, it had entered a
17 bull market as measured by a 20 percent increase.

18 And as we sit here today, despite what
19 we've been through, U.S. markets are flat for the
20 year. And as I mentioned, international equities
21 are still up strongly.

22 So these market are really climbing the
23 proverbial wall of worry. There's a lot of
24 uncertainty. The tariff war, the already

1 weakening economic news. In the March quarter,
2 for example, U.S. GDP contracted slightly. The
3 number of Americans filing for unemployment
4 benefits rose unexpectedly. The number of
5 unemployed increased slightly to more than
6 7 million people who are unemployed.
7 Manufacturing and industrial production edged
8 downward. Housing starts fell sharply. And
9 companies now are refraining from providing
10 earnings guidance in the future.

11 Yet the equity market is flat for the
12 calendar year.

13 While the annual inflation rate in April
14 eased to 2.3 percent, that's its lowest level in
15 five years, it is widely believed to not yet
16 reflect tariff effects. The bond market is
17 pricing in a moderate uptick in inflation for next
18 year. The bond market is implying a 3.3 percent
19 inflation rate next year, followed by a dramatic
20 decline in inflation in subsequent years. So that
21 the implied inflation rate five years from now is
22 2.6 percent, which is approximately where it is
23 today.

24 At our Investment Committee meeting, our

1 resident economic and strategy expert Connie
2 Everson really highlighted the unusual and extreme
3 bearishness in sentiment and surveys out there.

4 However, she noted that the peak
5 negativeness on tariffs has passed and the bottom
6 has already been tested. After that quick
7 19 percent correction last month, there could be
8 upside potential in the equity markets as some of
9 these international tariff disputes are resolved.

10 As for fixed income, where most yields
11 are based in part on the yield of the so-called
12 risk-free Treasuries, there are some reasons to
13 fear that demand might erode, even though the most
14 recent Treasury auctions have functioned
15 relatively well.

16 First, central banks are large buyers of
17 U.S. Treasuries, and they buy Treasuries to
18 recycle their trade surplus, with the U.S., Japan,
19 China and the UK being the largest buyers of U.S.
20 Treasuries. With a trade war, the trade surpluses
21 of Japan, China and the UK, could diminish. After
22 all, that's the administration's goal. And those
23 buyers of Treasuries will have less trade surplus
24 to recycle into Treasuries.

1 Second, hedge funds have become the
2 largest buyer of Treasuries within the United
3 States, and with the volatility of the markets,
4 hedge funds could pull back leverage and thereby
5 reduce their purchases of Treasuries.

6 Meanwhile, as we read today with the new
7 budget passing the house, the federal government
8 has signaled the need to finance large budget
9 deficits through large and steady Treasury auctions.
10 Connie showed a cartoon at the Investment
11 Committee depicting Uncle Sam literally stuffing
12 Treasuries into a fragile system.

13 In the end, with the large and steady
14 supply of Treasuries necessary to fund
15 government, any decrease in demand from foreign
16 buyers' means that yields would need to rise in
17 order to clear future auctions. That of course
18 would drive yields, particularly in the long end,
19 higher.

20 As for the dollar, we noted it is
21 extremely difficult to dislodge the U.S. dollar
22 as the global currency reserve. With more than
23 80 percent of global trade conducted in U.S.
24 dollars, it will be hard to create a major and
 sustained downturn for the U.S. dollar.

1 The U.S. dollar has historically been
2 very resilient, and markets have historically had
3 short memories for any dislocations such as we're
4 going through now.

5 We also had a presentation from our risk
6 team at the Investment Committee. The message
7 really was simple. The portfolio is highly
8 diversified and scrupulously managed to have no
9 material risk tilts in both equities and bonds.
10 And the market environment and the news flow are
11 changing so quickly, and we do worry about
12 institutional guardrails protecting our financial
13 markets. We are encouraged in early April to
14 witness a quick reversal of policy decisions after
15 the bond market flashed warning signs after its
16 spike in volatility.

17 Some believe that the bond market is the
18 ultimate decider, that an orderly bond market,
19 which again enables the government to borrow and
20 finance itself with consistency, is a fundamental
21 source of immense and independent power.

22 To us at this time, the bond market
23 appeared to have extraordinary coercive power.
24 And we do hope that continues and the markets and

1 the economy can withstand the turbulence.

2 We don't know how this administration's
3 tariff plans will play out and how policies will
4 impact the economy. It is impossible to predict.
5 But I do think we saw some hope of cooler heads
6 prevailing and markets responding favorably in
7 April and now into May.

8 There are many risks to the market and
9 economy right now. And there are so many
10 unknowns. However, it is our job at PRIM, in the
11 words of Winston Churchill -- it's a Churchill era
12 slogan really -- to keep calm and carry on.
13 That's what we're doing. And coincidentally as
14 history would have it, Churchill did begin his
15 political career in the early 1900s vigorously
16 fighting, of all things, tariffs.

17 So keep calm and carry on is also what
18 Warren Buffett would advise at times like this.
19 Right now, we are thoughtfully maintaining and
20 monitoring a broad, diversified portfolio which
21 contains strategies that will perform well, no
22 matter what the future holds. So we believe it's
23 in good hands and well-positioned.

24 That's the end of my comments.

1 Treasurer, I'd be happy to take questions.

2 TREASURER GOLDBERG: Are there any
3 questions for Michael?

4 MS. D'AMATO: Treasurer, I have a
5 question.

6 TREASURER GOLDBERG: Yes.

7 MS. D'AMATO: Michael, what are other
8 states doing, or how are they handling this? I
9 mean is it calm and steady on, or are you seeing
10 anything different or unusual, or they're
11 following our lead? I'm curious to see how the
12 impact is.

13 Only with this one caveat.
14 Massachusetts is deeply targeted. And so there
15 might be some states that aren't feeling it the
16 same way, beyond the market.

17 MR. TROTSKY: It's a good question. At
18 this point, I just have anecdotal evidence. Dave
19 Gurtz and I, as well as Stewardship Committee
20 member Mary Cerulli and Treasurer Deb Goldberg,
21 were at a conference this week.

22 Treasurer, you did a wonderful job
23 kicking off that.

24 It was an interesting conference in that

1 it contained attendees from all over the world,
2 including domestic attendees.

3 On Monday afternoon, I was on a panel
4 with some of my colleagues from around the globe
5 and was happy to learn really that everyone has
6 pretty much the same philosophy of not reacting
7 and keeping their strategic asset allocations in
8 place.

9 Now, that is anecdotal at the moment,
10 but I think it's in the groundwater really that
11 people don't know what's going to happen in the
12 future, so it would be foolish to try to be
13 tactical right now.

14 So I think that's what's happening.

15 MS. D'AMATO: Okay.

16 MR. TROTSKY: Batten down the hatches
17 and stay with your plan. Keep calm and carry on.

18 MS. D'AMATO: Okay. Thank you.

19 TREASURER GOLDBERG: But I have to say,
20 Catherine, that I think that your question is a
21 little more global and doesn't answer the question
22 about how are certain states reacting.

23 I mean our pension fund has the
24 opportunity to invest in many places, including

1 different safe harbors.

2 A paper was written by a professor at BU
3 this week, and what he essentially said is that
4 the federal government is taking a wrecking ball
5 to Massachusetts.

6 MS. D'AMATO: Yes. Yes. I mean that's
7 clear on so many levels in terms of also just --

8 And also, I think the other side is --
9 thank you for that clarifying point.

10 But also, are we hearing from our
11 contributors any concerns?

12 TREASURER GOLDBERG: I'd be fascinated
13 to know the states that are being hit by tornadoes
14 and storms. I am hearing their elected officials
15 demanding and wondering when FEMA's showing up
16 with both money and people. And I'm kind of
17 sitting there going, "You do know . . ."

18 And then last night, passing the kind of
19 budget that they passed last night, I'm like there
20 seems to be a cognitive disconnect.

21 And so our position here in
22 Massachusetts is the same as the pension fund. We
23 are not going to overreact. We're not going to
24 react to the ups and downs. We're going to see

1 where we are when the dust settles.

2 And I think that's the only thing we can
3 do.

4 MS. D'AMATO: Yes.

5 MR. TROTSKY: Catherine, your question
6 may have involved are we hearing from our clients.

7 MS. D'AMATO: Yes. I may not have asked
8 it the correct way. I mean are you getting any
9 inquiries, like are you --

10 MR. TROTSKY: Yes. We're spending a lot
11 of time communicating with our constituents and
12 clients. Francesco Daniele and team does a great
13 job getting out there. We forwarded the letter
14 that you received --

15 MS. D'AMATO: Yes.

16 MR. TROTSKY: -- also to clients.

17 MS. D'AMATO: Yes.

18 MR. TROTSKY: Tomorrow, we're having a
19 big town hall with the Mass. state retirees. I'm
20 presenting to them. It will be the same message
21 that you just heard pretty much.

22 But we are spending a lot of time and
23 effort in making sure they know that we're well-
24 positioned and in good shape, particularly with

1 liquidity, able to make our commitments. No
2 problem at all.

3 So yes. I mean at this time, our
4 clients seem to be patient and calm. And we're
5 keeping them apprised on everything we're doing.
6 So a good question --

7 MS. D'AMATO: I think it's just a
8 general concern for everybody, whether they have
9 it in a pension fund or whether they have their
10 resources in a 401(k) or whatever it might be.
11 Especially folks who are now reliant --

12 MR. TROTSKY: Right.

13 MS. D'AMATO: -- versus have time to do
14 it.

15 MR. TROTSKY: That's right.

16 MS. D'AMATO: So I think it's just a
17 general concern.

18 And to the Treasurer's point, as we
19 watch the federal budget process come through and
20 what the senate will do, I think those are again
21 impacts on particular -- how it will impact the
22 market is uncertain, right. We don't know.

23 But to the Treasurer's point,
24 Massachusetts seems to be overly targeted and so

1 much happening in our state that we're reliant on
2 from our economy.

3 And I think, Treasurer, your point is
4 well-taken that we have safe harbors, and that's
5 an important message beyond what we can do or what
6 is happening in Massachusetts to protect.

7 MR. TROTSKY: It makes our job here even
8 more important.

9 MS. D'AMATO: So thank you.

10 MS. MCGOLDRICK: I just want to add too
11 that obviously this is unprecedented, and we don't
12 know what's to come. And the forecast, as
13 Catherine is saying, is pretty scary.

14 The history of being on this Board since
15 2004 -- I think Bob's the only one that's been on
16 longer than me. And since Michael really took the
17 helm, it's been stay the course. Be prudent.
18 Don't react to market trends. You know, to sort
19 of be cautious.

20 And I think that that has given me a lot
21 more confidence every year as we go through these
22 things. And I wouldn't be surprised if obviously
23 other funds may change up their asset allocation
24 dramatically or what have you or pull out of

1 equities because the stock market's crashing.

2 But I think, as Michael said earlier,
3 look at the trend in the international equities
4 that weren't doing as well. Now they're up.

5 And so we're just so well-diversified
6 and thought out, I think that the overreaction is
7 more of the problem, and the staying the course as
8 we have done in other downturns has served us
9 well.

10 MR. BROUSSEAU: Just a comment and a
11 question, Treasurer, to Michael.

12 I know we've been there before, but you
13 know, Hawley-Smoot in 1930 was the harbinger of
14 the disaster that followed in the 1930s. Do you
15 wonder if we're going to have a remake of that?

16 But also, Michael, do you think -- I
17 don't know that Connie would say because it only
18 happened last week. With Moody's downgrading from
19 AAA to AA1, I guess, will this be a harbinger of
20 more things like this to happen?

21 Or do you think it was done more or less
22 as a warning to the people who make the decisions
23 and whatever's going to happen in the economy that
24 things could get worse in terms of the bond market

1 and what it could do to the economy?

2 And I'm still out, I think, with
3 tariffs. I think tariffs are going to be --
4 unless they can get this straightened out, it
5 could be a big problem.

6 MR. TROTSKY: Yes.

7 TREASURER GOLDBERG: Michael, you want
8 me to jump in on that one?

9 MR. TROTSKY: Sure. I have a couple
10 things to say, if you want, also.

11 TREASURER GOLDBERG: Well, first of all,
12 the downgrade wasn't -- the other two quality
13 rating agencies had already done that. This was
14 just the grand finale. However, it was the grand
15 finale with a warning, a shot across the bow.

16 And yes, it is based upon the incredible
17 increase of debt, the volatility and
18 unpredictability and the big beautiful tariff
19 deals.

20 So it's a combination of a very valid
21 concern that we are disrupting every element of
22 our economy and also taking away protections that
23 would support the economy.

24 I mean, if we have no FEMA money, and we

1 have no FEMA protection, and the state of Florida
2 gets hit again with two or three major hurricanes
3 this year, how is that economy going to come back?
4 So you could do it state by state and then the
5 country.

6 For PRIM, the downturn of the American
7 economy will be followed by an uptick in overseas
8 economies because they will step in and fill the
9 void very happily.

10 And so I know that we're the biggest
11 market for them, but if the tariffs are passed on
12 to the customers in the United States, those
13 margins will get made up in those transactions.
14 They'll sell less, but they'll sell them at higher
15 prices.

16 So there's just a total disruption of --
17 and we're just talking the economy, let alone all
18 the civil rights issues.

19 So that's sort of my opinion about the
20 downgrade last week. But I don't see it going up
21 unless magically somebody wakes up.

22 But the passage of this bill will
23 create -- how many trillion in increased budget
24 deficit in the next 10 years? It's --

1 MR. BROUSSEAU: 4 trillion.

2 TREASURER GOLDBERG: No. More.

3 MR. BROUSSEAU: More?

4 TREASURER GOLDBERG: More.

5 MS. D'AMATO: I mean I think that's part
6 of the problem. We've heard four. We've heard
7 five. We've heard 10. We've heard 12. It
8 depends on the data. And I think they don't know
9 because they also just switched it, they pulled it
10 up a year, so they put it to October '26 -- '7 --
11 sorry -- instead of '29. Pulled up almost two
12 years. So that was again --

13 I think that we have to protect the
14 fort, and I appreciate that we're doing that. And
15 I'm not sure whose quote that is, Michael, but I'm
16 sure you'll go find whose that is for us
17 historically.

18 And then do the best we can in a very
19 challenging time.

20 MR. TROTSKY: That's exactly how I would
21 have put it, Treasurer. It was the third of three
22 downgrades. So it wasn't that impactful.

23 However, since that time, the 30-year
24 Treasury yield has risen above 5 percent, which to

1 me is an indication that people are worried about
2 the large impending federal budget deficits.

3 TREASURER GOLDBERG: Yes.

4 MR. TROTSKY: Maybe Chuck has more to
5 say on that. That's his world.

6 TREASURER GOLDBERG: Well, we could move
7 on to Chuck. It might be a good idea. Otherwise,
8 we could all cry in our soup tonight.

9 Chuck, how would you like to step in
10 and --

11 MR. LaPOSTA: Happy to step in.

12 TREASURER GOLDBERG: -- talk about
13 public markets?

14 MR. LaPOSTA: Happy to step in and
15 continue the discussion, much of which Michael and
16 all have already discussed.

17 And I just wanted to, as a continuation,
18 mention the theme of keeping calm and carrying on
19 is also a theme that we are hearing from our
20 public markets managers. They are not panicking.
21 They are not overreacting. They're positioning
22 the portfolios. They had come in well-positioned
23 for tariff uncertainty and may have looked for
24 opportunities to take advantage of some of the

1 disruptions that happened in April, but have not
2 changed their portfolios or strategies
3 meaningfully there, also consistent with PRIM's
4 beliefs of planning and positioning for the long
5 term and riding out volatility.

6 Just a quick summary. It's kind of off-
7 script, but a continuation of what has been said
8 earlier.

9 And also other things that have been
10 said earlier, obviously equity markets staged a
11 reversal in the first quarter. U.S. markets
12 declining, non-U.S. markets rising, which is the
13 opposite of what we had been seeing.

14 And the result of this has led to kind
15 of equal performance across U.S. and international
16 markets for the one-year period in the range of 5
17 to 7 percent positive returns for the one-year.

18 So despite volatility and reversal of
19 trends, long-term results still remain relatively
20 positive.

21 Bond returns were positive for the first
22 quarter as well for both our core and value-added
23 fixed income allocations. Core fixed income was
24 up about 3 percent, while more credit-sensitive

1 portfolios increased just over 1 percent for the
2 quarter.

3 Yields fell and credit spreads widened
4 in the first quarter. And we've seen this dynamic
5 over the one-year period as well, with core fixed
6 income returning about 3 percent for the trailing
7 year, while value-added fixed income has returned
8 8 percent on the back of positive credit trends
9 that persisted for much of the year,
10 notwithstanding the first quarter.

11 We also talked last quarter about the
12 Magnificent Seven large cap tech stocks and the
13 strong returns they have had over the past couple
14 of years. This is another trend that also
15 reversed in the first quarter with these stocks as
16 a group declining by almost 15 percent in the
17 first quarter, while the other 493 stocks that
18 make up the S&P 500 were up about 1 percent.

19 And seeing this level of correction in
20 the Mag 7, 15 percent negative return for the
21 first quarter, without disruption in broad equity
22 markets is actually an encouraging signal for both
23 the overall breadth and health of the equity
24 markets.

1 Equity results for the PRIT Fund in Q1
2 slightly lagged the benchmarks, while our bond
3 investments performed in line with their
4 benchmarks.

5 Global equity underperformance was
6 impacted by our domestic equity portfolio
7 allocations with smaller stocks lagging larger
8 stocks and positionings in emerging markets
9 portfolios, particularly China, India and Mexico.
10 These same factors contributed to underperformance
11 in the global equities for the one-year period.

12 For our bond investments in the 12-month
13 period, both core and value-added fixed income
14 outperformed their benchmarks, with value-added,
15 emerging markets debt and other credit
16 opportunities being the best performers in the
17 portfolio.

18 And companies continued to deliver good
19 results for both revenue and earning growth.
20 Profit margins continue to remain high. Current
21 results have been overshadowed by the potential
22 future impacts of high tariffs, that tariffs might
23 have to the businesses.

24 Our managers, as I mentioned, have been

1 thinking about this potential implication to
2 tariffs and have positioned their portfolios to
3 avoid clear tariff losers.

4 However, the recent uncertainty around
5 size, scope and timing of these tariffs has made
6 decisions difficult for companies, as well as our
7 managers who are trying to position for the long
8 term.

9 We continue to monitor this topic
10 closely and with conversations our managers, as I
11 mentioned. No meaningful changes or impacts, even
12 as we've gotten results through April and into
13 early May.

14 So in closing, public markets portfolios
15 mixed results over the quarter and one-year
16 periods, equities lagged, fixed income has
17 outperformed. But it remains well-diversified
18 across geographies, styles, sectors and asset
19 classes, and has weathered many different stress
20 scenario periods in the recent history and longer
21 history. We continue to monitor risk, and happy
22 with the positioning of the portfolio.

23 Happy to take any questions on the
24 public markets portfolio.

1 TREASURER GOLDBERG: Any questions for
2 Chuck?

3 Hearing none, we do have two voting
4 items here.

5 MR. LaPOSTA: Yes. And I will be
6 introducing the first one, and then Richer will do
7 much of the recommendation. And then the second
8 one, Christina Marcarelli will lead that second
9 recommendation.

10 So I will let you read the motion and go
11 into the vote, and then I will start my comments.

12 TREASURER GOLDBERG: All right then.

13 I'm going to seek a motion that the PRIM
14 Board approve the Investment Committee's
15 recommendation to approve an initial allocation of
16 up to \$500 million to RBC Global Asset Management
17 UK to provide active investment management
18 services in an emerging market debt - hard
19 currency mandate as described in the expanded
20 agenda, and further to authorize the executive
21 director to take all actions necessary to
22 effectuate this vote.

23 Is there a motion?

24 MS. D'AMATO: So moved.

1 TREASURER GOLDBERG: Is there a second?

2 MS. McGOLDRICK: Second.

3 TREASURER GOLDBERG: Okay.

4 MR. LaPOSTA: All right. So I am just
5 going to provide a little bit of background on
6 emerging markets debt.

7 We did a review of the emerging market
8 debt allocation at our Investment Committee
9 meeting earlier this month. We provided
10 qualitative and quantitative characteristics in
11 support of the asset class, many of which can be
12 found in Appendix D of your expanded agenda.

13 Qualitatively, EMD consists of U.S.
14 dollar-denominated bonds from 80 sovereign or
15 quasi-sovereign issuers in emerging market
16 countries, which can vary in credit quality from
17 investment grade to high yield.

18 Also, unlike emerging markets equity,
19 EMD has a broader country inclusion, about
20 69 countries versus 24 countries in the emerging
21 market equities portfolio.

22 The top five countries in emerging
23 market equities represent nearly 80 percent of the
24 market capitalization, while the top five

1 represent only 40 percent in emerging markets
2 debt, with the largest exposure in emerging market
3 equity representing nearly 29 percent from China
4 versus less than 5 percent China exposure in
5 emerging markets debt.

6 Quantitatively, emerging markets debt
7 offers risk and return that lie between high yield
8 and bank loans, the two other components of our
9 public value-added portfolio. It has yield and
10 spread similar to high-yield bonds, but credit
11 quality and duration more like investment grade
12 bonds, and finally, exposure to different
13 principal components or soup ingredients, in Maria
14 Garrahan's allocation framework.

15 That's just a little bit about emerging
16 markets debt as an asset class. With that, I will
17 turn it over to Richer Leung to give us a little
18 bit of commentary on recommended manager
19 allocation.

20 MR. LEUNG: Great. Thanks, Chuck.

21 So my name is Richer Leung, investment
22 officer on the public markets team. And I'll be
23 going through the EMD recommendation.

24 Similarly, slides for this

1 recommendation can be found in Appendix D of the
2 expanded agenda.

3 So PRIM staff is recommending
4 \$500 million allocation to RBC Global Asset
5 Management UK. Source of the funds will be from
6 the existing EMD hard currency allocation in the
7 PRIT Fund. So the overall allocation to the EMD
8 fixed income allocation will remain relatively
9 unchanged.

10 As a quick background into RBC and the
11 team, the global asset management arm of RBC was
12 formally established in 1998. Since then, they
13 have grown both organically and through
14 acquisitions. In 2010, RBC acquired BlueBay Asset
15 Management, a firm specializing in fixed income
16 emerging markets.

17 The strategy that PRIM is recommending,
18 the BlueBay emerging debt hard currency strategy,
19 has a track record over 20 years and is led by co-
20 PMs Polina Kurdyavko and Jana Harvey, and
21 supported by 24 other dedicated investment
22 professionals with over 20 years average
23 investment experience. Importantly, most of the
24 team is based out of London as a shared resource

1 and as a central hub for travel across the
2 spectrum of EM countries.

3 As always when recommending strategies
4 in public markets, we analyze managers on three
5 guiding principles: return, risk and costs.

6 On the returns pillar, RBC ranked in the
7 top quartile in the EMD universe over the last
8 three-, five- and seven-year time horizons. In
9 addition, their outperformance is mainly
10 attributable to country selection rather than the
11 use of off-benchmark allocations, compared to
12 some of the other managers we screened in the EMD
13 universe.

14 One of the biggest differentiators in
15 their ability to generate returns was the depth
16 and breadth of their research approach. The team
17 spends most of their time in EM countries meeting
18 with politicians, central bankers, policymakers
19 and other stakeholders to gain informational edge
20 compared to their competitors, leading to a
21 stronger and more durable alpha advantage.

22 And on the risk front, RBC has
23 demonstrated the ability to navigate volatile
24 market environments, especially in periods where
they see an asymmetric risk-return profile.

1 Part of their ability to successfully
2 read situations goes back to the depth of the
3 research they perform, but equally as impressive
4 were the proprietary suite of qualitative tools at
5 their disposal. They demoed their alpha decision
6 tools and portfolio-monitoring tools, which
7 supports everything from research to portfolio
8 construction to scenario analysis and includes
9 risk and return attribution.

10 This quantitative approach to risk
11 monitoring, paired with the qualitative lead-
12 driven research approach for RBC has led to
13 reduced volatility and helped them stay within the
14 risk budget of the mandate.

15 And lastly, just a quick note on costs.
16 The proposed allocation would take the form of a
17 separately managed account and result in about a
18 million dollars annually in management fee savings
19 compared to our current EMD allocation.

20 In summary, RBC has a strong team and
21 toolkit with good and distinct alpha drivers and
22 risk controls, and a new allocation would net PRIM
23 savings over the current EMD allocation.

24 And so with that, we'll open up to any

1 questions you may have on the recommendation or
2 the EMD allocation.

3 TREASURER GOLDBERG: Are there
4 questions?

5 As always, all the votes that are coming
6 in were presented at the Investment Committee, and
7 a lot of discussion has taken place there. I just
8 want to remind people of that. Some of you are on
9 that committee.

10 Okay then. If there are no questions,
11 we'll proceed with the vote.

12 Bob?

13 MR. BROUSSEAU: Yes.

14 TREASURER GOLDBERG: Ruth Ellen?

15 MS. FITCH: Yes.

16 TREASURER GOLDBERG: Catherine?

17 MS. D'AMATO: Yes.

18 TREASURER GOLDBERG: Theresa?

19 MS. McGOLDRICK: Yes.

20 TREASURER GOLDBERG: Dennis?

21 MR. NAUGHTON: Yes.

22 TREASURER GOLDBERG: Myself, yes.

23 The motion carries. Thank you.

24 The next item, I'm going to seek a

1 motion.

2 And, Chuck, who did you say -- is
3 Christina --

4 MR. LaPOSTA: Christina, yes.

5 TREASURER GOLDBERG: Christina, okay.

6 I seek that the PRIM Board approve the
7 Investment Committee's recommendation to approve a
8 commitment of up to \$100 million to BGO U.S. Value-
9 Add Lending Fund II, LP, as part of the other
10 credit opportunities allocation as described in
11 the expanded agenda, and further to authorize the
12 executive director to take all actions necessary
13 to effectuate this vote.

14 Is there a motion?

15 Anyone?

16 MS. McGOLDRICK: So moved.

17 MR. NAUGHTON: Second.

18 TREASURER GOLDBERG: This is the easy
19 stuff, the motion and the second.

20 We have a motion, and we have a second.
21 Christina, please.

22 MS. MARCARELLI: Thank you, Madam
23 Treasurer. And good morning, everyone.

24 We're recommending a \$100 million

1 commitment to BGO U.S. Value-Add Lending Fund II.
2 This is a follow-on investment and would be PRIM's
3 second investment with BGO. PRIM made a similarly
4 sized commitment to BGO's Fund I in 2022.

5 The strategy is a continuation of the
6 predecessor fund. BGO will originate loans
7 collateralized by transitional properties, which
8 means properties that are undergoing some sort of
9 business plan, a significant redevelopment, a
10 lease-up or ground-up construction.

11 BGO will apply diversified sources of
12 financing for whole loan investments, effectively
13 leveraging their position in each loan to create a
14 senior and subordinate position. BGO will then
15 retain the subordinate position in the fund.

16 As a reminder, BGO is a global real
17 estate investment manager with approximately
18 85 billion of assets under management in both debt
19 and equity. They're an active commercial real
20 estate lender in the U.S., Canada, Europe and the
21 UK.

22 Fund I is fully committed and on track
23 to achieve targeted returns. A significant
24 portion of investments in Fund I were sourced

1 directly through BGO's existing relationships,
2 highlighting the breadth of the BGO platform,
3 which is one of the key reasons why we like this
4 team.

5 The portfolio is diversified across
6 sectors, and we would expect the same for Fund II.

7 The strategy continues to be led by Abbe
8 Borok and Jim Blakemore, both seasoned commercial
9 real estate debt professionals.

10 And with that, I'll open it up to any
11 questions.

12 TREASURER GOLDBERG: Are there
13 questions?

14 Okay. Hearing none, we have a motion.
15 We have a second. We can proceed with the vote.

16 Bob?

17 MR. BROUSSEAU: Yes.

18 TREASURER GOLDBERG: Catherine?

19 MS. D'AMATO: Yes.

20 TREASURER GOLDBERG: Ruth Ellen?

21 MS. FITCH: Yes.

22 TREASURER GOLDBERG: Theresa?

23 MS. McGOLDRICK: Yes.

24 TREASURER GOLDBERG: Dennis?

1 MR. NAUGHTON: Yes.

2 TREASURER GOLDBERG: Myself, yes.

3 The motion carries. Thank you very
4 much.

5 Okay. The next item on the agenda,
6 there are no voting items, but a discussion of
7 portfolio completion strategies. And I'm assuming
8 Bill is jumping on or --

9 MR. FALZONE: That's correct.

10 TREASURER GOLDBERG: Okay. For those
11 who haven't seen Bill, make sure you congratulate
12 him again.

13 MR. LI: Thank you, Madam Treasurer.

14 TREASURER GOLDBERG: Are you getting any
15 sleep, Bill?

16 MR. LI: So far, so good. Actually,
17 we're very blessed, and now Baby Liam is almost
18 able to sleep through the night.

19 TREASURER GOLDBERG: Well, I just want
20 to give you a heads-up. Quit while you're ahead
21 because if one is good, the second one for sure
22 will not be. Just a word to the wise.

23 MR. LI: That's very encouraging, Madam
24 Treasurer.

1 TREASURER GOLDBERG: Anyone who's been
2 through it who's on this screen will assure you
3 that that is case.

4 I see Tony really laughing.

5 MR. LI: All right. That note is well-
6 taken, and we'll be well-prepared hopefully next
7 year.

8 TREASURER GOLDBERG: Evan was a big
9 star, star, star. Mary --

10 They're both great human beings, but one
11 of them took me for quite a ride, even though
12 Catherine D'Amato loves her.

13 MR. LI: I believe they're great,
14 regardless.

15 TREASURER GOLDBERG: Thank you.

16 MR. LI: Worth it.

17 TREASURER GOLDBERG: Please bring us up
18 to date on portfolio completion.

19 MR. LI: All right. And good morning,
20 everyone. This is Bill Li, director of portfolio
21 completion strategies.

22 And I'm very happy to be back and happy
23 to report that PCS, portfolio completion
24 strategies, showed resilience when U.S. equities

1 retracted in Q1 and our portfolio ended the
2 quarter with only a very mild decline of
3 .7 percent.

4 Drawing back the curtain, our hedge fund
5 program composites maintained a nice, positive
6 skew, as most underlying accounts were in the
7 black.

8 As communicated multiple times, we favor
9 situational values that have either soft or hard
10 catalysts embedded in the investments. This
11 approach we believe creates inherently
12 differentiated return streams, where some line
13 items zig while others zag.

14 In Q1, we had many zigs and a handful of
15 zags, netting out to an overall return somewhat
16 flat.

17 And to zoom out, trailing one-year, our
18 performance has been more than solid. The number
19 was a positive 9.4 percent.

20 And the majority of PCS are hedge fund
21 relationships. And in that program, trailing
22 one-year, we had a positive 10.5 percent,
23 outpacing benchmark by 360 basis points, which
24 remained a

1 very strong number.

2 Amidst the recent market swirl, I think
3 it's worth highlighting again how we put together
4 the portfolio because we've been getting some
5 questions around that, even though things are
6 still transpiring.

7 And we believe that the way we are
8 constructing our portfolio is very effective in
9 steering through choppy waters. In a nutshell,
10 it's more about curating a collection of
11 strategies that we understand and that can perform
12 consistently over the long run.

13 And we use a barbell approach to sizing
14 and balancing between directional funds and stable
15 value funds. On one end of the barbell,
16 directional hedge funds can show some market
17 sensitivity so we size these exposures very
18 carefully, versus on the other end of the barbell,
19 stable value mandates make up about 65 percent of
20 our hedge fund book, giving the barbell a prudent
21 tilt.

22 Over the past year, directional managers
23 have driven a disproportionate share of return due
24 to thoughtful picking of stocks and

1 credits.

2 Meanwhile, during the recent turbulence
3 year to date, the larger portion of our book in
4 stable value funds has been offering more peace of
5 mind. And we believe this tilted barbell
6 approach will continue to deliver both durable return
7 and diversification benefit to the PRIT mother
8 ship.

9 And it is our plan to report to you
10 quarterly the metrics to quantify those two
11 benefits. For one, in terms of durable return,
12 the risk-adjusted return ratio of 1.7 means the
13 program generated 1.7 units of return per unit of
14 volatility risk, which is exceptional.

15 For two, in terms of diversification
16 benefit, our hedge fund program's equity beta has
17 stayed stable at around .2. And that points to
18 the remarkable resilience which we're also seeing
19 in this market swirl.

20 And with that, happy to take any
21 questions you may have for Bill?

22 TREASURER GOLDBERG: Are there questions?

23 Doesn't seem so, Bill. Thank you very
24 much.

1 MR. LI: Thanks.

2 TREASURER GOLDBERG: The next on the
3 agenda is private equity, and we will be having a
4 voting item. So, Michael or Mike --

5 MR. McGIRR: Good morning.

6 TREASURER GOLDBERG: There you are.

7 MR. McGIRR: Can everybody hear me okay?

8 TREASURER GOLDBERG: Yes.

9 Let me ask you, are you a Michael or a
10 Mike?

11 MR. McGIRR: My mother and my sisters
12 called me Michael, so that's what I respond to,
13 but --

14 TREASURER GOLDBERG: Okay. Just double-
15 checking.

16 MR. McGIRR: Growing up in
17 Massachusetts, as everybody knows, there's --

18 TREASURER GOLDBERG: That's the problem.

19 MR. McGIRR: -- three other Michaels
20 wherever you go, so I go by either.

21 McGirr works too.

22 TREASURER GOLDBERG: McGirr. Hey,
23 McGirr.

24 Okay. You have -- I believe it's --

1 you're going to go over performance and cash
2 flows, and then we have one voting item. And I'm
3 assuming since I see Alyssa that she's going to be
4 the one presenting it after you do the
5 performance.

6 MR. McGIRR: That is correct.

7 So a few words on performance. And
8 thinking back to the beginning of 2025, there were
9 numerous private market forecasts predicting that
10 '25 would be the year that transaction volumes,
11 activity, distributions to limited partners really
12 turned the corner. And that enthusiasm was
13 building off of the year-over-year improvements
14 from 2024 as deal activity improved from prior
15 year lows.

16 And we started to see that materialize
17 in Q1. Global M&A was rebounding. U.S. PE
18 activity was up year-over-year by volume and by
19 count. And in March, we saw some notable
20 transactions. A very large private equity backed
21 take-private of Walgreens.

22 And then later in March, we saw
23 Alphabet, their 32 billion announcement of the
24 acquisition of cybersecurity innovator Wiz,

1 highlighting big tech's privatization on cloud
2 security.

3 Then the market's focus really shifted
4 towards tariffs and global trade as we've
5 discussed. And the associated impacts will really
6 not flow into private equity's numbers until Q2 or
7 more likely the second half of 2025.

8 But as a reminder, the private equity
9 portfolio has exposure primarily to smaller
10 businesses located in the U.S. and western Europe.
11 We also have large exposures to sectors such as
12 software, business and financial services and
13 healthcare IT that are likely to be more resilient
14 in a high tariff environment.

15 Private equity remains within our
16 targeted range with our current allocation at
17 17 percent of PRIT. And as Michael had mentioned,
18 for the quarter, private equity was up
19 1.5 percent.

20 But as a reminder, that performance
21 period is really the October 2024 through
22 December '24 period, which feels like a long time
23 ago because it is.

24 That 1.5 percent lagged compared to the

1 Russell 3, but it outperformed small caps, public
2 equity small caps, and the MSCI Europe over that
3 period of time. The 1.5 percent also outperformed
4 the State Street Private Equity peer universe or
5 index.

6 For the trailing one-year, we're up
7 almost 7 percent, 6.9 percent net, which lagged
8 the strong U.S. equity market, public equity
9 market in calendar year '24, which was driven by
10 that Magnificent Seven that we've discussed.
11 However, the almost 7 percent return outperformed
12 the State Street peer universe over that same
13 period of time.

14 And zooming into that performance a
15 little bit, it was led by growth equity and
16 smaller buyouts, followed by mega large buyouts
17 and then venture capital.

18 PRIM's long-term private equity returns
19 remain strong with our 10-year net return of
20 16.5 percent and our five-year return at
21 16.1 percent.

22 I will pause there and take any
23 questions on the portfolio or the market before we
24 move into our two recommendations for re-ups.

1 TREASURER GOLDBERG: Questions for
2 Michael?

3 Hearing none, the two recommendations
4 are being voted together, and so I will seek a
5 motion that the PRIM Board approve the Investment
6 Committee's recommendation to approve commitments
7 of up to \$150 million to JMI Equity Fund XII, LP
8 and up to \$200 million to Charlesbank Equity
9 Fund XI, LP, as described in the expanded agenda,
10 and further to authorize the executive director to
11 take all actions necessary to effectuate this
12 vote.

13 Is there a motion?

14 MS. McGOLDRICK: So moved.

15 TREASURER GOLDBERG: Is there a second?

16 MS. D'AMATO: Second.

17 MS. FITCH: Second.

18 TREASURER GOLDBERG: And Alyssa.

19 MS. ACKER: Great. Thank you, Madam
20 Treasurer.

21 Good morning, everyone. I'm Alyssa
22 Acker, a senior investment officer on the private
23 equity team.

24 I'll start with JMI Equity Fund XII. So

1 JMI is a leading growth equity investor. They
2 have over 30 years of experience investing in
3 Northern American software businesses.

4 PRIM made our first investment with JMI
5 in 2018, and we've since made three fund
6 commitments. The firm's strong brand and
7 reputation has resulted in differentiated sourcing
8 as they look to access founder-led businesses.

9 A typical JMI company is founder-led and
10 bootstrapped, meaning they have not received
11 prior capital nor venture funding, and JMI is often
12 the first institutional investor.

13 JMI targets high growth companies with
14 proven business models, strong market positioning,
15 high recurring revenue and are profitable or have
16 a clear path to profitability.

17 We are recommending a commitment of up
18 to \$150 million to JMI XII.

19 Our next re-up is also a long-time
20 manager for PRIM. Charlesbank is a Boston-based
21 manager with a long history of investing in North
22 American healthcare, business and consumer
23 services, technology and industrial businesses.

24 PRIM has been investing with Charlesbank

1 since 2000, and they have performed well across
2 market cycles in our buyout portfolio.

3 Using a partnership-oriented approach,
4 Charlesbank invests in high quality growing
5 businesses in themes where they have demonstrated
6 repeatable success.

7 Charlesbank is raising 4 billion for
8 Fund XI, which is being established to continue
9 their focus on the lower mid-market, an area in
10 which our team continues to proactively increase
11 our exposure.

12 We are recommending a commitment of up
13 to \$200 million to Charlesbank Equity Fund XI.

14 Eliza and I are happy to answer any
15 questions on JMI or Charlesbank.

16 TREASURER GOLDBERG: Any questions?

17 MR. NAUGHTON: I have my usual question,
18 Madam Treasurer, when it comes to some
19 investments.

20 Could someone provide some specifics on
21 the nature of the healthcare investments in this
22 proposal?

23 MS. HAYNES: Hi, Dennis.

24 MR. MCGIRR: For which manager, Dennis?

1 MR. NAUGHTON: Oh, I wasn't aware that --
2 I guess I missed that there was healthcare on the
3 first one, Michael.

4 Charlesbank.

5 MR. McGIRR: Charlesbank. Great.

6 MS. HAYNES: Hi, Dennis. Thanks for
7 your question, and happy to give a little bit of
8 context on their healthcare strategy.

9 So most of their investments so far have
10 been in the healthcare services channel. So it's
11 an area that we have spent a lot of time with the
12 team and really understanding their approach.

13 And I'm happy to share a view that we
14 also share is that as a private equity investor,
15 you can't be successful unless you're improving
16 access, you're improving clinical outcomes and
17 costs. And if you're doing any one of these
18 things at the expense of the other two, it's
19 really challenging to make money in this space.

20 So we've spent a lot of time with the
21 team. They have a really impressive reputation
22 here, and ultimately we feel comfortable that this
23 aligns well with how we view a successful
24 healthcare strategy within private equity.

1 MR. NAUGHTON: Thank you. I'm
2 particularly happy to hear that they try to strike
3 a balance when it comes to the various factors
4 because, as we know, sometimes that hasn't been
5 the case in healthcare.

6 Thank you very much, Eliza.

7 MS. HAYNES: Thank you.

8 TREASURER GOLDBERG: Are there any other
9 questions?

10 MR. BROUSSEAU: Just a comment, Madam
11 Chair. We've had investments with both of these
12 firms for many years.

13 I think, Michael, it probably goes back
14 at least 15 years -- am I correct? -- with the
15 relationships that we've had with both of them,
16 and they've been very successful relationships.

17 MS. ACKER: That's right. So
18 Charlesbank is certainly the oldest, going back to
19 2000.

20 Some of you may remember back in 2017
21 our team did a research project in the growth
22 equity space, which resulted in us doing some more
23 proactive sourcing which led to JMI. So JMI is
24 newer, but it's been a really great partnership

1 with them since 2018, and we're looking forward to
2 continuing that.

3 TREASURER GOLDBERG: Thank you.

4 Are there any other questions?

5 Hearing none, we have a motion. We have
6 a second. We will proceed with the vote.

7 Bob?

8 MR. BROUSSEAU: Yes.

9 TREASURER GOLDBERG: Catherine?

10 MS. D'AMATO: Yes.

11 TREASURER GOLDBERG: Ruth Ellen?

12 MS. FITCH: Yes.

13 TREASURER GOLDBERG: Theresa?

14 MS. McGOLDRICK: Yes.

15 TREASURER GOLDBERG: Dennis?

16 MR. NAUGHTON: Yes.

17 TREASURER GOLDBERG: Myself, yes.

18 The motion carries. Thank you.

19 All right. The next item on the agenda
20 is real estate and timberland. We will have a
21 performance summary, and we will have two separate
22 voting items.

23 So, Tim, I'm certain you're beginning.

24 And then who will be doing the two voting items?

1 MR. SCHLITZER: Christina and Minching
2 will both be speaking separately to those two.
3 Christina will start after me.

4 TREASURER GOLDBERG: All right. Very
5 good.

6 MR. SCHLITZER: Good morning. Great to
7 see everybody.

8 So like the Treasurer said, let me give
9 a few performance comments, and then I'll hand it
10 over. I'm not going to be referring to any
11 slides, but as you know, there's background
12 information in your materials.

13 So let me just start with our
14 allocation. There was no meaningful change to
15 real estate or timberland during the quarter. We
16 ended at 9.2 percent in real estate or
17 \$10.2 billion of NAV, and 2.9 percent or
18 3.1 billion in timberland.

19 This is a little bit below the
20 respective asset class targets of 10 percent and
21 4 percent, but well within range. So I think all
22 good there.

23 We did add, as you know, \$300 million to
24 the REIT portfolio in April.

1 The market was down about 2.5 percent,
2 but the new managers both outperformed the market
3 during what, as you know, was a challenging month.

4 The public market alternatives, so
5 really meaning the source of the funding, was down
6 as well. So overall, I'm considering this a great
7 start. And I do want to thank John La Cara and
8 the team again for running a great process there.

9 On the private side, net real estate
10 capital deployment in the first quarter was
11 118 million, which was represented by one
12 warehouse sale and a small warehouse portfolio
13 acquisition, both in the separate accounts.

14 We began to see an increasingly robust
15 pipeline in the first quarter. That did slow down
16 in April, as you might think, given the
17 environment and the backdrop there, but has begun
18 to pick up a bit again.

19 The team is working on some really
20 interesting opportunities and partnerships in some
21 of the more specialized segments of the logistics
22 and housing markets, which I think could make a
23 lot of sense going forward in 2025. But we do
24 remain relatively cautious these days.

1 There was no timberland activity in Q1.
2 I believe the entire market only traded about
3 500 million in the first quarter so fairly slow on
4 the transaction front across the board.

5 Just speaking to real estate performance
6 for a minute, and Michael touched on it as well,
7 total real estate was up 0.7 percent in the first
8 quarter. We're glad to see support for valuations
9 and a solid income yield coming in from the asset
10 class, which we expect to be just under 6 percent
11 of our capital in 2025.

12 For the one-year period, total real
13 estate was roughly flat for the year, but above
14 benchmark by 189 basis points. Overall, the
15 attributes of the private real estate portfolio,
16 which really, as you know, drives our results
17 haven't changed.

18 On the sector side, industrial and
19 apartments, our overweights and representing over
20 70 percent of the portfolio have held up quite
21 well recently.

22 We have a small underweight to the
23 retail segment but have benefited overall from
24 almost nonexistent new supply levels over the past

1 few years and a bit of a capital market resurgence
2 in the sector.

3 And then lastly, the traditional office
4 underweight continues to be accretive. Medical
5 office, and not hospitals, I would add, but
6 medical office buildings, where PRIM has an
7 overweight, materially outperform the office
8 sector, which has helped returns as well.

9 And then just on the geographic side,
10 we continue to have underweights to two major West
11 Coast markets and overweights to several southern
12 markets, including Atlanta, Miami and Dallas. All
13 of these have helped returns.

14 Just speaking to leverage, leverage did
15 detract 40 basis points during the year, which has
16 been occurring for a couple years now. We would
17 expect this in a lower return environment. But
18 that impact is really beginning to shrink as
19 returns do normalize.

20 And we're actually evaluating some
21 additional borrowing options as rates come down
22 and the return environment improves.

23 But clearly, we're acting cautiously as
24 rate volatility does continue. So I think more to

1 come there.

2 Lastly, on real estate in terms of
3 REITs, REITs had strong performance for the year
4 at 6.1 percent. That's 281 basis points of
5 outperformance.

6 I mentioned the new managers, and I
7 alluded to the negative returns in April. Those
8 were roughly in line with the Russell 2000.

9 And of course happy to answer questions
10 as we go along, but let me just jump into
11 timberland performance.

12 On the one-year, total timberland
13 returned 3.2 percent. That's 375 basis points
14 below benchmark for the year.

15 It's worth pointing out that that
16 underperformance drops to 240 on an unlagged
17 basis, so using the actual March result. Still not
18 a satisfactory number, but a big change in terms
19 of the underperformance.

20 Michael spoke to it, but I'll just add a
21 couple of comments. The underperformance is
22 really concentrated in a few segments. The
23 overweight to non-U.S. markets, particularly New
24 Zealand, where we saw a valuation decrease due to

1 moderating export log price assumptions.

2 We saw a significant decrease in the
3 Australian dollar, which had an impact. And then
4 PRIM has a couple of assets in the Pacific
5 Northwest U.S. that have a lot of export exposure.
6 This flowed through to the discount rate and log
7 price assumptions during the year, which detracted
8 as well.

9 One point -- and I'll really end here.
10 One point that I think is worth making as well, on
11 the shorter term numbers, the regional and asset
12 class returns don't necessarily line up with the
13 fundamentals in the short term, which is really
14 what's most important.

15 As an example, from an attribution
16 standpoint, the strong Southern U.S. return for
17 the year was a big part of the underperformance,
18 despite the fact that Southern log prices actually
19 declined about 3 percent for the year. So a clear
20 mismatch in terms of the returns. We tend to
21 focus more on the longer term performance, which
22 has been better.

23 So I'm going to end there, but I'm happy
24 to take any questions from the group.

1 MR. NAUGHTON: Madam Treasurer, if I
2 may.

3 TREASURER GOLDBERG: Yes, absolutely.

4 MR. NAUGHTON: Good morning, Tim.

5 MR. SCHLITZER: Good morning, Dennis.

6 MR. NAUGHTON: So I just have a generic
7 question because it's been on my mind ever since I
8 read about it. And I'm thinking about the sale of
9 99 High Street right there and the Financial
10 District in Boston and what a huge loss the
11 sellers suffered when it sold for 100 million
12 under the assessed value and I think some probably
13 500 million under the original purchase price by
14 the seller.

15 What lessons, if any, are in that? I
16 mean I can see that you take a look at something
17 like that, and if you're the buyer, you say, "Wow.
18 What a great advantage." But you've got to sell
19 it someday.

20 What discussions did you guys have about
21 that, if any?

22 MR. SCHLITZER: Yes. I mean I think --
23 so we're tracking all of these transactions. And
24 clearly there is a resetting of bases in office

1 investments, I think to reflect kind of the new
2 reality in terms of tenant demand and really the
3 investment, the new investment, that's going to be
4 required from, in many cases, as you allude to,
5 the new landlords to retenant these buildings, put
6 in the required capital, build out the spaces.

7 We are entering a new cycle for office.
8 And by the way, we're going to talk about this in
9 a minute when Christina makes some of her
10 comments.

11 I will say without any detail personally
12 because I don't have a lot of the detail, but on
13 99 High, that is a very heavily structured
14 transaction. The numbers that were reported from
15 the major media outlets don't really fully grasp
16 the sources of the capital and how it's ultimately
17 going to come out hopefully when the business plan
18 is achieved.

19 So there's more happening behind the
20 scenes, but that's what I would say to answer that
21 question. But we think that there is potentially
22 some real opportunity in the office space going
23 forward.

24 And we can make that segue to Christina

1 in a moment to talk more about that.

2 MR. NAUGHTON: Thank you, Tim.

3 MR. TROTSKY: And would you also say
4 that the highest quality buildings are in better
5 shape than the A minus or B buildings? And that's
6 a lesson we can learn?

7 MR. SCHLITZER: For sure. And I think
8 that there's even more segmentation in the market
9 as well. There's more tiering of quality. But
10 without a doubt, the newest buildings are
11 performing the best and really are very well-
12 occupied.

13 Our building is in that category,
14 53 State. A little bit older, but really a
15 Class A, maybe even Class A plus building, which
16 is very well-occupied.

17 It's the older product that will be more
18 challenged and require more capital going forward.

19 MS. D'AMATO: This is Catherine.

20 I think there's one example that's
21 showing some interesting -- like, from the
22 nonprofit community coming in and buying some of
23 these buildings. Like 65 Franklin Street went to
24 Breaktime. They're now going to -- they have

1 three other organizations coming into their office
2 space into that building. So to generate -- I
3 think it's -- I don't know how many hundreds of
4 thousands in rent.

5 So just these littles that are just --
6 it gives an opportunity also for a different kind
7 of commerce that's going to exist in some of
8 these.

9 It doesn't take care of the debt in
10 terms of what originally those buildings were
11 going for, but it's interesting that it just
12 creates a different opportunity for some of these.

13 I know there's also been attempts to
14 convert some of these to housing, which has not
15 been necessarily successful. And so those are
16 just some other factors, that there's a lot of
17 little moneys, I would call them, being given to
18 some developers where buildings can be converted.

19 I mean they're not made and were not
20 constructed to have individual, for example,
21 bathrooms where they have a stack, et cetera, of
22 them.

23 So it's just some odd little things that
24 may or may not contribute to some of this

1 happening in downtown Boston.

2 MR. SCHLITZER: Yes. Those are really
3 good comments.

4 We talk a lot about this, and we talk a
5 lot about this with our committee members. And we
6 certainly don't want to be naive about the massive
7 changes that are occurring in the office market,
8 but this in many ways is a matter of timing.
9 There's a flight to quality, as Michael said.

10 There is going to be recovery in the
11 office market. You're seeing it here and there.
12 You're seeing tenants step in and buyers step in
13 as you alluded to, Catherine.

14 And then on the conversions, those are
15 very viable. It's not going to save the office
16 market, but they're very viable. You're clearly
17 in tune with the fact that it is not easy to add
18 the required sprinklering and fire alarms and
19 kitchens and bathrooms and adding 50 of those to a
20 building. It's hard and expensive, but it is
21 viable.

22 It's just going to take some time to do
23 that as well.

24 MS. D'AMATO: Yes. And I mean you see

1 these ones and two successes, but they're not --
2 and there's a hundred -- not a hundred, but there
3 might be 50 buildings that just won't ever make
4 it.

5 MR. SCHLITZER: That's right.

6 MS. D'AMATO: There are some successes.

7 MR. SCHLITZER: Yes. For sure.

8 So thank you again. Again, those are my
9 comments. And this could be a good segue to
10 Christina.

11 TREASURER GOLDBERG: Christina.

12 I'm going to seek a motion that the PRIM
13 Board approve the Real Estate and Timberland
14 Committee's recommendation to approve a commitment
15 of up to \$75 million to DivCore Fund VII U.S., LP
16 and up to \$75 million to co-investment capital to
17 be invested at staff discretion alongside Fund VII
18 as described in the expanded agenda, and further
19 to authorize the executive director to take all
20 actions necessary to effectuate this vote.

21 Is there a motion?

22 MR. NAUGHTON: So moved.

23 MR. BROUSSEAU: So moved.

24 TREASURER GOLDBERG: And a second?

1 MR. BROUSSEAU: Second.

2 TREASURER GOLDBERG: Okay. Christina,
3 please.

4 MS. MARCARELLI: Great. Thank you.

5 And thank you for the questions and the
6 comments. That is a really nice segue to talk
7 about DivCo.

8 So good morning again, everyone. My
9 name is Christina Marcarelli. I'm a senior
10 investment officer on the real estate and
11 timberland team.

12 We're recommending a commitment of up to
13 \$75 million to DivCore Fund VII, with an
14 additional \$75 million of co-investment capital to
15 be invested in future co-investment opportunities
16 at staff discretion.

17 As a reminder, DivCo is a U.S.-focused,
18 vertically integrated real estate investment
19 manager with extensive platforms in both debt and
20 equity.

21 Fund VII is a continuation of DivCo's
22 flagship value/add and opportunistic fund series,
23 where PRIM has invested for 14 years, beginning
24 with DivCo Fund III in 2011. Fund VII will

1 primarily target high quality real estate
2 opportunities resulting from distressed pricing.

3 DivCo will leverage its in-house credit
4 and equity platforms to source transactions from
5 distressed owners and lenders, targeting both debt
6 and equity opportunities at steep discounts to
7 replacement cost.

8 DivCo's predecessor vehicles heavily
9 favored office investments, as they've been an
10 office specialist historically. The most recent
11 fund, Fund VI, employed a broader investment
12 mandate, which included more non-office sectors
13 like residential, hospitality, preferred equity
14 and debt. And we expect Fund VII to be similarly
15 diversified across sectors, although we do expect
16 there to be an exposure to office in this next
17 fund, both debt and equity exposure.

18 Our primary rationale for making the
19 recommendation is DivCo's senior leadership team,
20 who we have known for many years and who have
21 significant experience investing throughout
22 cycles, and their deep market relationships.
23 Throughout 30 years of investing, DivCo has
24 developed strong relationships with tenants,

1 owners and lenders, which they expect to leverage
2 to deploy this next fund.

3 DivCo has exhibited skill investing out
4 of downturns and recessionary environments. And
5 across the real estate portfolio, PRIM doesn't
6 have any other meaningful exposure to distressed
7 investing.

8 I'll make a few points on DivCo's
9 performance history. Fund I through IV, which
10 were vintage years 2003 to 2013, were consistently
11 strong performers, which really displayed DivCo's
12 ability to select attractive investments and add
13 value by leveraging their relationships through
14 leasing and asset management.

15 It's important to note that the most
16 recent two funds in the series, Funds V and VI,
17 performance has lagged expectations. However,
18 after digging into this performance, our team is
19 confident that the underperformance is more
20 attributable to market dynamics like the COVID
21 pandemic and subsequent rise in interest rates
22 rather than flawed underwriting or investment
23 decisions.

24 So importantly, we look back to

1 performance in earlier vintage funds, including
2 vintage years that straddled the GFC, where
3 performance was very strong, and we believe are
4 representative of what DivCo does best, which is
5 invest in recessionary and post-correction
6 environments.

7 And DivCo believes, and is similar to
8 the conversation that we were just having, that
9 the next two years will present opportunities to
10 capitalize on distressed pricing. We believe
11 DivCo is well-positioned to take advantage of
12 this distress.

13 So we're recommending a \$75 million
14 commitment to Fund VII and a \$75 million
15 commitment to co-investment, which is important
16 because we believe that the co-investment piece
17 can add exposure to PRIM's portfolio that we feel are
18 investments with even better risk-adjusted
19 returns, and we can leverage that.

20 So happy to answer any additional
21 questions. Thank you.

22 TREASURER GOLDBERG: Questions for
23 Christina?

24 Hearing none, I'll proceed with the

1 vote.

2 Bob?

3 MR. BROUSSEAU: Yes.

4 TREASURER GOLDBERG: Catherine?

5 MS. D'AMATO: Yes.

6 TREASURER GOLDBERG: Ruth Ellen?

7 MS. FITCH: Yes.

8 TREASURER GOLDBERG: Theresa?

9 MS. MCGOLDRICK: Yes.

10 TREASURER GOLDBERG: Dennis?

11 MR. NAUGHTON: Yes.

12 TREASURER GOLDBERG: Myself, yes.

13 The motion carries. Thank you.

14 We next have a timberland appraisal

15 recommendation. Right?

16 MR. SCHLITZER: That's Minching. Yes,

17 that's exactly --

18 TREASURER GOLDBERG: Okay. Just double-

19 checking that I didn't miss anything.

20 Okay. I would seek a motion that the

21 PRIM Board approve the Real Estate and Timberland

22 Committee's recommendation to approve the eight

23 firms, listed in the expanded agenda, be placed on

24 PRIM's list of approved timberland appraisers, and

1 further to authorize the executive director to
2 take all actions necessary to effectuate this
3 vote.

4 Is there a motion?

5 MR. BROUSSEAU: So moved.

6 TREASURER GOLDBERG: Is there a second?

7 MS. FITCH: Second.

8 TREASURER GOLDBERG: Minching.

9 MS. KAO: Thank you, Madam Treasurer.

10 And good morning, everyone. My name is
11 Minching Kao, investment officer on the real
12 estate and timberland team.

13 With your approval, PRIM issued a
14 timberland appraisal services RFQ on March 17 with
15 a response deadline of April 7. As part of the
16 evaluation process, we formed an evaluation
17 committee, which consisted of the real estate and
18 timberland team.

19 By the response deadline, we received
20 eight responses. All of them were from firms that
21 PRIM has existing business relationships with.

22 The evaluation committee thoroughly
23 reviewed the responses and verified their
24 qualifications and quality of work based on PRIM's

1 firsthand experience. There were a few
2 organizational changes, but the evaluation
3 committee does not expect any material impact to
4 service because of adequate succession planning.

5 Accordingly, we have determined that all
6 eight firms are qualified to provide appraisal
7 services for PRIM. We recommend the eight firms
8 be placed on PRIM's approved timberland appraisal
9 list. And the eight firms are: American Forest
10 Management, Forest Resource Consultants, Legacy
11 Appraisal Services, Mason, Bruce & Girard; Sewall
12 Forestry & Natural Resource Consulting, Sizemore &
13 Sizemore. The Healy Company, and Timberland
14 Appraisal, Inc.

15 And with that, we are happy to take any
16 questions that you might have.

17 TREASURER GOLDBERG: Are there questions
18 for Minching?

19 Hearing none, we will proceed with the
20 vote.

21 Bob?

22 MR. BROUSSEAU: Yes.

23 TREASURER GOLDBERG: Catherine?

24 MS. D'AMATO: Yes.

1 TREASURER GOLDBERG: Ruth Ellen?

2 MS. FITCH: Yes.

3 TREASURER GOLDBERG: Theresa?

4 Oops. Okay. I think we lost Theresa.

5 MR. FALZONE: She may have stepped away.

6 TREASURER GOLDBERG: Yes.

7 Dennis?

8 MR. NAUGHTON: Yes.

9 TREASURER GOLDBERG: Myself, yes.

10 The motion carries.

11 All right, then. Now we are moving on

12 to the steward partnership recommendations,

13 Ownership Works and EDCI. This is a voting item.

14 And Veena has joined us.

15 Hi, Veena. Do you want to do any kind

16 of update before we do the voting item, Veena?

17 MS. RAMANI: Happy to go straight to the
18 voting item, Madam.

19 TREASURER GOLDBERG: All right. So I
20 will seek a motion that the PRIM Board approve the
21 Stewardship and Sustainability Committee's
22 recommendation to approve partnerships with
23 Ownership Works and the ESG Data Convergence
24 Initiative as described in the expanded agenda,

1 and further to authorize the executive director to
2 take all actions necessary to effectuate this
3 vote.

4 Is there a motion?

5 MS. FITCH: So moved.

6 TREASURER GOLDBERG: Is there a second?

7 MR. BROUSSEAU: Second.

8 TREASURER GOLDBERG: Okay. Now I'm
9 going to turn it back to you, Veena.

10 MS. RAMANI: Thank you, Madam Treasurer.

11 And good morning, everybody. I'm Veena
12 Ramani. I'm the director of stewardship.

13 And in the April Stewardship and
14 Sustainability Committee meeting, which happened
15 on a morning that was not raining, we dug deeper
16 into how the stewardship team works across the
17 organization to operationalize our stewardship
18 priorities, and we began our show-and-tell with
19 the private equity team.

20 And building on this, the committee
21 voted to approve our recommendation that MassPRIM
22 joins two investor groups to advance our
23 stewardship priorities in private markets, and
24 these groups are Ownership Works and the ESG Data

1 Convergence Initiative.

2 A quick reminder about our governance
3 process here. So last year, the Board approved
4 our engagement policy. The policy highlighted
5 that partnerships with investor groups who share
6 our objectives is an important way to amplify
7 impact and engage on our stewardship efforts.

8 The policy also identified questions
9 that we would ask ourselves in identifying
10 opportunities for engagement. Is the engagement
11 on an issue relevant to long-term value creation?
12 Will the engagement help us learn and promote
13 innovation? Will engagement lead to a measurable
14 outcome? And does Mass. PRIM have the expertise
15 or standing to influence an outcome?

16 And over the past months, we've spent
17 time gathering answers to these questions for the
18 organizations we're bringing forward. We've
19 spoken to staff and LP and GP members to clearly
20 understand the expectations in joining these
21 organizations, what we would commit to, and the
22 value proposition, what we would get out of it.

23 Appendix I captures the details of what
24 we found, but to summarize, Ownership Works is a

1 membership-based nonprofit organization with a
2 mission to promote employee shared ownership and
3 provide employees with meaningful wealth-building
4 opportunities.

5 We recommend joining Ownership Works as
6 we believe that this would allow us to advance the
7 issue of fair pay within the context of private
8 markets.

9 Ownership Works' approach, which is to
10 unpack the business case for shared ownership, is
11 well-aligned with how we think about it. And they
12 have a research- and data-oriented approach that
13 resonates with us.

14 As a part of our membership, Mike McGirr
15 would join the group's LP leadership council.
16 This would allow us to both learn from the group,
17 as well as influence its research and approach.

18 The ESG Data Convergence Initiative, or
19 EDCI, is a joint project of GPs and LPs with the
20 mission to advance comparable and standardized
21 sustainability reporting in private markets.

22 Joining the EDCI would help us advance
23 our stewardship priority of transparency, as well
24 as build the data availability that allows us to

1 go deeper on other topics, including climate
2 transition planning.

3 You cannot make good decisions without
4 good and comparable information. And joining a
5 group like EDCI would allow us to support the
6 growth of decision-useful transparency in private
7 markets writ large.

8 By joining the EDCI, we would commit to
9 using EDCI-approved metrics when collecting
10 baseline information on topics like climate change
11 or human capital performance and in turn would
12 have the ability to easily gather the information
13 on these topics from our GPs through the EDCI
14 platform and access relevant benchmarks.

15 So let me stop there. I'm happy to
16 answer any questions.

17 TREASURER GOLDBERG: Are there questions
18 for Veena?

19 Hearing none, if there are no further
20 questions, we will proceed. We have a motion. We
21 have a second. We'll proceed with the vote.

22 Bob?

23 MR. BROUSSEAU: Yes.

24 TREASURER GOLDBERG: Catherine?

1 MS. D'AMATO: Yes.

2 TREASURER GOLDBERG: Ruth Ellen?

3 MS. FITCH: Yes.

4 TREASURER GOLDBERG: Theresa?

5 MS. McGOLDRICK: Yes.

6 TREASURER GOLDBERG: Dennis?

7 MR. NAUGHTON: Yes.

8 TREASURER GOLDBERG: Myself, yes.

9 The motion carries.

10 Thank you, Veena.

11 Okay. We are moving on to finance and
12 administration, and we will start with the fiscal
13 year 2026 operating budget, which will be a voting
14 item. And --

15 MR. FALZONE: Would you like to read the
16 motion?

17 TREASURER GOLDBERG: I was just about to
18 do that.

19 MR. FALZONE: Okay.

20 TREASURER GOLDBERG: I seek a motion
21 that the PRIM Board approve the Administration and
22 Audit Committee's recommendation to approve the
23 draft fiscal year 2026 operating budget attached
24 as Appendix J in the expanded agenda, and further

1 to authorize the executive director to take all
2 actions necessary to effectuate this vote.

3 Is there a motion?

4 MR. BROUSSEAU: So moved.

5 TREASURER GOLDBERG: Second?

6 MS. FITCH: Second.

7 MS. McGOLDRICK: Thank you.

8 Take it away.

9 MR. FALZONE: Thank you.

10 Good morning, everyone. For the record,
11 my name is Anthony Falzone, deputy executive
12 director and chief operating officer.

13 I'm at the bottom of page 17 on the
14 expanded agenda, and the budget document itself is
15 at Appendix J in your packet.

16 So I figured I will start and then pass
17 it to Deb Coulter, PRIM's chief financial officer
18 and chief administration officer.

19 TREASURER GOLDBERG: See, that's who I
20 was actually, when I was going like this, looking
21 for.

22 I don't see her on here. Oh, there you
23 are. Okay. Got it.

24 I was, like, going through the boxes.

1 MR. FALZONE: This doesn't work without
2 her, for sure.

3 TREASURER GOLDBERG: Yes. Well, I saw
4 you smiling and nodding, but I was like, I am
5 looking for someone else.

6 MR. FALZONE: So I'll begin by thanking
7 Deb and the entire finance team for their hard
8 work creating the budget.

9 And then there's many other contributors
10 who helped along the way. The fiscal year
11 operating budget process is truly an organization-
12 wide collaboration. And it includes contributions
13 from various teams on the investment side of the
14 house as well.

15 And as a reminder, PRIM operates outside
16 the state budget and relies on investment returns
17 to support its operations. We are not a line item
18 on the state budget.

19 So starting on page 1, the total fiscal
20 year 2026 budget is projected to be \$603.6
21 million or 50.2 basis points of the projected
22 average PRITFund assets. That amounts to an
23 increase of
24 \$44.4 million or 7.9 percent from the prior year.
And the budget is based on continued asset
growth,

1 using NEPC's 10-year growth assumptions, which is
2 6.9 percent.

3 We continue to manage costs in a way
4 that has allowed PRIM to maintain consistent
5 expense ratios year-over-year. I'm always
6 sensitive to increases in budget, but with that
7 said, approximately 95 percent of the budget
8 covers expenses for external investment management
9 fees, advisors, service providers and consultants
10 outside of PRIM's four walls. And these costs are
11 required to manage the PRIT Fund successfully.

12 And with the PRIT Fund's assets
13 continuing to grow, the expense of managing those
14 assets will also increase. Asset growth is a good
15 thing, but it will also increase expenses.

16 The pie chart on page 2 of the budget
17 shows that breakdown.

18 If you isolate the investment management
19 fees, they make up over 90 percent of the budget.
20 And Deb will provide more detail on these areas,
21 but these are variable costs. These are fees paid
22 to our investment managers to manage the assets of
23 the PRIT Fund.

24 These typically are based on the asset

1 value or complexity of our investments. So our
2 actual costs will fluctuate as our investments'
3 value rise or fall. Passive indexing investing is
4 less expensive than investing in more complex
5 active strategies. So complexity also plays a
6 role in expenses.

7 Before handing it off, I do want to make
8 a few comments and speak about the bigger picture.
9 And I say this every year, but it's worth
10 repeating. The size of any particular asset
11 allocation or asset class does not directly relate
12 to the size of the expense. High-performing
13 private alternatives will have higher fee
14 structures than, say, the public markets or
15 passive investments. Historically, it's been a
16 wise investment.

17 None of us here at PRIM like to pay high
18 fees, and the investment team does a good job
19 negotiating fees down. You heard about some fee
20 savings earlier in the agenda.

21 But alternatives that help diversify the
22 PRIT Fund are a critical component of PRIM's asset
23 allocation that historically has allowed the fund
24 to exceed that 7 percent actuarial rate of return.

1 The pie chart on page 3 of the budget
2 reflects that and is the allocation per strategy.

3 So with that said, I'll hand it over to
4 Deb. Thank you.

5 TREASURER GOLDBERG: Thank you, Tony.

6 MS. COULTER: Great. Thanks, Tony, and
7 good morning, everyone.

8 I'm Deb Coulter, PRIM's chief financial
9 officer. And I'll be giving you a little more
10 detail on the changes in the budget contributing
11 to the 7.9 percent year-over-year increase.

12 So the budget is divided into two main
13 sections: investment expenses, which are the
14 costs directly associated with managing the PRIT
15 Fund and make up almost 95 percent of the entire
16 budget, and non-investment expenses, which are
17 PRIM's operational costs that make up the
18 remaining 5 percent.

19 So starting on page 4 of the budget,
20 investment management fees are budgeted to
21 increase by approximately \$40.7 million, driven
22 by projected growth in PRIT Fund assets.

23 The most significant year-over-year
24 increases are seen in private equity, where the

1 team has an annual commitment goal of \$2 to
2 \$3 billion in new funds, co-investments and
3 secondary opportunities, and in portfolio
4 completion strategies, or PCS, where asset values
5 have increased significantly in the current fiscal
6 year. And we're projecting continued growth,
7 particularly in the hedge fund portfolio.

8 In the next section, investment service
9 provider fees are increasing by \$2.8 million,
10 mainly due to an increase in fees for our managed
11 account platform provider for our PCS and OCO
12 portfolios. These fees are asset-based. So as we
13 add new accounts and the assets continue to grow,
14 these fees will also increase.

15 This section of the budget also includes
16 a full year of fees for our new performance
17 reporting tool, which has significantly
18 streamlined our performance data and improved our
19 analytical and reporting capabilities.

20 Now turning to page 5, non-investment
21 expenses, this section includes expenses that
22 support PRIM's daily operations. Operational
23 expenses are expected to increase \$1.2 million,
24 primarily driven by budgeted increases in

1 compensation and technology to support continued
2 organizational growth.

3 We've also included funding for
4 potential AI tools as we explore ways to leverage
5 this technology across the organization.

6 Additionally, this year's budget
7 includes the costs associated with administering
8 the two PRIM Board elections which are conducted
9 every three years and are scheduled to take place
10 in fiscal year '26.

11 And lastly, moving on to non-investment
12 service providers, this category is actually
13 decreasing by \$215,000. And that's mainly due to
14 a budget reallocation. We've moved certain costs,
15 including our proxy service provider fees, from
16 this section to the stewardship and sustainability
17 line item, to better align these expenses with the
18 appropriate section of the budget. So it's more
19 of a geography issue and not a true decrease in
20 expenses.

21 Other expenses in this section remain
22 relatively flat with a slight increase in IT
23 consulting fees to support ongoing projects.

24 So in summary, the fiscal year '26

1 budget is increasing due to projected growth in
2 PRIT Fund assets and expanded investments in
3 technology, staffing and tools to support that
4 growth.

5 Before I finish, I wanted to thank the
6 entire finance and operations teams for their hard
7 work in developing this year's budget,
8 specifically Dan Eckman, Sara Coelho and George
9 Tsipakis, along with the asset class heads, who
10 all contributed to the budgeting process.

11 And with that, we'd be happy to answer
12 any questions you may have.

13 MR. NAUGHTON: I just have a comment,
14 Treasurer, if I may.

15 TREASURER GOLDBERG: Yes.

16 MR. NAUGHTON: As I think I said at the
17 A&A subcommittee meeting, I just want to thank
18 Tony and Deb and all of the people that she just
19 recounted who are behind us for giving us an end
20 product that's very concise and clear and well-
21 presented.

22 Thank you.

23 MR. FALZONE: Thank you.

24 MS. COULTER: Thanks, Dennis.

1 TREASURER GOLDBERG: Thank you, Dennis.

2 Are there any other questions or
3 comments?

4 MR. BROUSSEAU: Madam Chair, I would
5 just like to echo what Dennis just said. As chair
6 of the committee, of course, this is an annual
7 exercise that we go through, but it's amazing, of
8 course, how we manage, I think, to maintain our
9 costs at just 52 basis points.

10 And if you look at over the years, we've
11 been in that area, 52, 53 and, worse, there's been
12 55. And 52 basis points shows that the fund is
13 very well-managed at a very low cost as far as I'm
14 concerned.

15 And again, the team has done a
16 magnificent job again this year in preparing this
17 budget for consideration, especially where we're
18 going to see increases in assets.

19 Hopefully, the economy remains strong.
20 We would like to see it go from \$110 to
21 \$116 billion in assets because every increase of
22 course is -- we're filling that bucket, even
23 though you say, Madam Treasurer, that there's a
24 hole in that bucket that we have to keep

1 replenishing every single year and hopefully still
2 happen.

3 I'm also very pleased to see that
4 operations -- I don't know how we managed to run
5 the organization on an operations no more than
6 about 4 to 5 percent of the total budget. So that
7 includes salaries and all of the office expenses
8 that go along with this.

9 So kudos to the staff and also to the
10 leadership, Mike and also all of the team there at
11 PRIM.

12 MR. FALZONE: Thanks, Bob.

13 MS. FITCH: Well said.

14 TREASURER GOLDBERG: Thank you, Bob.

15 With that, I think we will turn to the
16 vote.

17 Bob?

18 MR. BROUSSEAU: Yes.

19 TREASURER GOLDBERG: Catherine?

20 MS. D'AMATO: Yes.

21 TREASURER GOLDBERG: Ruth Ellen?

22 MS. FITCH: Yes.

23 TREASURER GOLDBERG: Theresa?

24 MS. MCGOLDRICK: Yes.

1 TREASURER GOLDBERG: Dennis?

2 MR. NAUGHTON: Yes.

3 TREASURER GOLDBERG: Myself, yes.

4 The motion carries.

5 Okay. The next item on the agenda is --
6 give me one minute.

7 MR. BROUSSEAU: Bylaw.

8 TREASURER GOLDBERG: Where did my -- I
9 had it right here. Somehow my papers just got
10 moved around.

11 Help me out here, Tony.

12 MR. FALZONE: There's a legal,
13 legislative update so we're going to start --

14 TREASURER GOLDBERG: Okay. Here we go.
15 Sorry. I found it.

16 This always happens right about this
17 time. I need some extra coffee.

18 We have a legal update and the PRIM
19 bylaw review, which is a voting item, followed by
20 legislative update.

21 Okay then. Renee, are you presenting on
22 this?

23 MR. FALZONE: We have Kevin Conroy
24 joining today.

1 TREASURER GOLDBERG: Oh, Kevin. Hello.

2 MR. CONROY: Hey. Good morning,
3 Treasurer. How are you?

4 TREASURER GOLDBERG: Snuck in on me.

5 All right. I'll tell you what I'm going
6 to do. I am going to seek a motion and a second.
7 And then we will let you, Kevin, take over.

8 So I seek a motion that the PRIM Board
9 approve the Administration and Audit Committee's
10 recommendation to approve the amended PRIM bylaws,
11 attached as Appendix K in the expanded agenda, and
12 further to authorize the executive director to
13 take all actions necessary to effectuate this
14 vote.

15 Is there a motion?

16 MR. BROUSSEAU: So moved.

17 MS. FITCH: So moved.

18 TREASURER GOLDBERG: Is there a second?

19 MS. FITCH: Second.

20 MS. McGOLDRICK: Second.

21 TREASURER GOLDBERG: Kevin.

22 MR. CONROY: Good to see you, Treasurer,
23 and it's good to see the rest of the Board
24 members. Thank you for having me back. I'll be

1 quick today.

2 As all of you know, PRIM is required by
3 statute to administer two elections for two
4 different Board seats. There's a seat that's
5 chosen by the members of the Teachers Retirement
6 System, and then there is a seat chosen by the
7 members of the State Employees Retirement System.

8 The recent death of a PRIM Board member
9 elected by the members of the State Employees
10 Retirement System has led PRIM and staff to review
11 its governing documents regarding the process to
12 fill a vacancy during a Board member's term for
13 these two seats.

14 It's important to note that these two
15 seats each have a term of three years. Our review
16 found that the PRIM bylaws could be more concrete
17 about the process PRIM uses if there is a vacancy
18 in either of these two Board seats.

19 Just a little context here. As you
20 probably know, it generally takes PRIM about nine
21 months to administer the election for these seats.
22 This process includes notification to the members
23 of the retirement systems, the distribution of the
24 ballots, and the return and the counting of the

1 ballots.

2 For the terms of these members ending
3 June 30, 2026, we would normally begin that
4 process in September or October of this year.

5 Based on the above, and this is at
6 Appendix K of your packet, we have proposed and we
7 discussed last week with the Administration and
8 Audit Committee that the PRIM bylaws be amended to
9 provide -- and I'll just read it so you can follow
10 along.

11 "Any vacancy among the elected members
12 that may occur before the expiration of a term
13 shall remain unfilled until a new member is
14 elected at the next regularly scheduled election
15 for such position; provided, however, that if the
16 vacancy occurs during the first 15 months of the
17 term, the Board will hold a special election at
18 the Board's expense and at the time and in the
19 manner determined by the Board to fill such
20 vacancy prior to the expiration of a term."

21 We think that this change and this
22 amendment to the bylaws balances the competing
23 interests that we have here, which is ensuring
24 that the Teachers and the State Employees

1 Retirement Systems' Board seats are not vacant
2 for an extended period of time, while ensuring
3 that the special election and regular election
4 processes for the same seat do not occur either at
5 the same time or very close to each other. That
6 would cause voter confusion and potentially a
7 waste of resources.

8 And so this is the proposal we have
9 before you.

10 TREASURER GOLDBERG: Questions for
11 Kevin?

12 MS. FITCH: I think it's sensible.

13 TREASURER GOLDBERG: Any other questions
14 or comments? I don't hear any objections.

15 MR. BROUSSEAU: It enables continuity on
16 the Board in a situation like this when there is
17 a vacancy.

18 MR. FALZONE: The benefit of having
19 quite a few Board members on the Administration
20 and Audit Committee makes this fairly smooth
21 process too so that helps. A lot of people have
22 heard this already.

23 TREASURER GOLDBERG: That's correct.
24 All right. Then we will proceed with the vote.

1 Bob?

2 MR. BROUSSEAU: Yes.

3 TREASURER GOLDBERG: Catherine?

4 MS. D'AMATO: Yes.

5 TREASURER GOLDBERG: Ruth Ellen?

6 MS. FITCH: Yes.

7 TREASURER GOLDBERG: Theresa?

8 MS. McGOLDRICK: Yes.

9 TREASURER GOLDBERG: Dennis?

10 MR. NAUGHTON: Yes.

11 TREASURER GOLDBERG: Myself, yes.

12 The motion carries.

13 MR. CONROY: Thank you.

14 MR. FALZONE: Thank you.

15 TREASURER GOLDBERG: Now we have the

16 legislative update. Is Emily here?

17 There we go.

18 MS. KOWTONIUK: Hello, everyone.

19 So since the last time we met, remote

20 meetings have been extended through June 30 of

21 2027.

22 We also have the FY '26 budget in the

23 works. It's been passed in the house and will

24 likely pass in the senate today.

1 We were watching those PRIM Board
2 composition amendments, which, as a reminder, tend
3 to come in through the house. They were rejected
4 in both the house and senate this year so they
5 will not be pending before the conference
6 committee.

7 We also have joint committees. Their
8 hearings are now under way. We're hearing that
9 they're going to be operating under a bifurcated
10 process where house members will be voting on
11 house bills and senate members will be voting on
12 senate bills.

13 So more to come on that, but we are
14 still tracking sort of those three buckets of
15 bills related to PRIM.

16 So that's it for me.

17 MS. D'AMATO: Emily, will you say that
18 again about the bifurcated process? Is that -- I
19 don't understand how they can do that. So help me
20 understand.

21 MS. KOWTONIUK: Right. So what we're
22 hearing -- and again, this is sort of unofficial
23 because we don't have rules yet.

24 But what we're hearing is that in joint

1 committees, if it's a house-numbered bill, then
2 house members will be able to sort of vote on
3 referring the bill yea or nay out of committee,
4 whereas if it's a senate-numbered bill --

5 MS. D'AMATO: I got it.

6 MS. KOWTONIUK: -- senate members will
7 vote on that piece of legislation to sort of
8 progress it.

9 So each chamber can move on their own
10 timeline.

11 MS. D'AMATO: For those that are joint?

12 MS. KOWTONIUK: Correct.

13 MS. D'AMATO: Okay. Thank you.

14 All right. And do you have a time frame
15 for the appointment of a conference committee?

16 MS. KOWTONIUK: It usually happens like
17 the first week in June, I would say.

18 The members, if past is precedent, are
19 sort of preordained. So we don't expect any
20 surprises on that front.

21 And again, I think they are trying to
22 meet the July 1 deadline, but we will see.

23 MS. D'AMATO: Yes. They haven't met it
24 for several years so I'm sure we'll go into July

1 for a little bit, the way the holiday falls.

2 MS. KOWTONIUK: Yes.

3 MS. D'AMATO: Thank you.

4 MS. KOWTONIUK: Yes.

5 TREASURER GOLDBERG: Thank you, Emily.

6 Unless there are other questions for

7 Emily?

8 Okay then. The other matters are March

9 operating budget, travel report and client

10 services. Those are just --

11 MR. FALZONE: Informational.

12 TREASURER GOLDBERG: I was just going to

13 say that.

14 MR. FALZONE: I have no prepared

15 remarks.

16 Thank you.

17 TREASURER GOLDBERG: Are there any other

18 questions whatsoever?

19 Hearing none --

20 MR. BROUSSEAU: Just one question, Madam

21 Treasurer.

22 Does Michael -- is this a year where we

23 have a client conference set? Will that be next

24 year?

1 We've had client conference usually
2 every other year, correct?

3 MR. TROTSKY: Right. That would be next
4 year.

5 MR. BROUSSEAU: Okay. 2026?

6 MR. TROTSKY: Yes.

7 TREASURER GOLDBERG: Okay then. With
8 that, I would seek a motion --

9 First of all, thank you, everyone.

10 And then I will seek a motion to
11 adjourn.

12 MS. FITCH: So moved.

13 TREASURER GOLDBERG: Second?

14 MR. BROUSSEAU: Second.

15 TREASURER GOLDBERG: I will do a roll
16 call.

17 Bob?

18 MR. BROUSSEAU: Yes.

19 TREASURER GOLDBERG: Catherine?

20 MS. D'AMATO: Yes.

21 TREASURER GOLDBERG: Ruth Ellen?

22 MS. FITCH: Yes.

23 TREASURER GOLDBERG: Theresa?

24 MS. MCGOLDRICK: Yes.

1 TREASURER GOLDBERG: Dennis?

2 MR. NAUGHTON: Yes.

3 TREASURER GOLDBERG: Myself, yes.

4 The motion carries.

5 Thank you, everyone.

6 (Meeting adjourned at 11:27 a.m.)

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