Minutes of the meeting held on August 3, 2026

Present: Francis Murphy – Chair, Joseph McCann, Michael Gardner, James Monagle, Claire Spinner, Chris Burns, Linda Champion, and Christopher McLaughlin.

Absent: Nadia Chamblin-Foster

The meeting was called to order at 10:00 AM. This was a hybrid meeting, held in-person in the Sheila Tobin Conference Room at 125 CambridgePark Drive, with some participants joining via Zoom videoconference. Burns announced that the Retirement Board audio and video records the meeting, which in conjunction with the minutes, constitutes the official record of the meeting. The minutes are made available to the public. In addition, third parties may also audio and/or video record the meeting.

Agenda Item #1 – Infrastructure Manager Interviews
Rafik Ghazarian appeared representing Segal Marco. The Board reviewed a written analysis of the proposals received in response to the Infrastructure RFP.
Tim Bobney and Andrea Mody appeared representing IFM. A written proposal was reviewed by the Board. Mody noted that Cambridge has been invested with IFM since 2016 and thanked them for the business. IFM was founded in 1995 and remains owned by a collection of Australia and UK pension funds. 85% of investors are pension funds. The fund is headquartered in Melbourne. The fund being presented in an open ended, global core infrastructure fund. IFM has recently begun to offer a closed end fund focused on early-stage opportunities. The fund targets a return between 8-12% annually. The fund focuses on regulated, inflation protected assets. Major assets classes include transportation (toll roads, seaports and airports); energy assets (pipelines, storage and LNG terminals); and utilities (water gas and electricity). Digital infrastructure now comprises 11% of the portfolio. Assets are located in OECD nations, with 50% in North America, 35% in Europe and 10% in Australia. The fund is 33% leveraged, which Mody stated was a prudent level of leverage which allows them to maintain an investment grade rating.
Bobney reviewed the investment team, consisting of 140 investment professionals and 400 support staff with an average tenure of more than ten years. Employees speak over twenty languages. One third of employees are female. He noted that the team recently renegotiated insurance coverage, resulting in an $85 million savings. Insurance for infrastructure assets covers general liability and damage from natural disasters. The fund does not use AI in making investment decisions but has expanded the use of AI in other areas. Bobney stated that the fund uses AI equipped drones in order to evaluate the need for maintenance on toll roads. IFM has a program to embed employees into roles with the portfolio companies. Bobney stated that he was seconded for six months to Swift Current Energy in Boston, where he served as Chief Strategy Officer.
Bobney presented a case study on IFM's management of the Indiana Toll Road. This is the only highway connection between Chicago and Ohio. 73% of toll revenue comes from cargo trucks and commercial users are less sensitive to toll increases. It is a long term concession, which does not expire until 2081. IFM is able to increase tolls every six months by some amount which will always exceed the rate of inflation. The fund must budget for continuing maintenance of the road, and recently completed a repaving of the entire length of the toad. The fund also completed a refurbishment of the rest areas. The fund is now working to convert the road to 100% electronic tolling. IFM also owns the company now responsible for repairs and maintenance on the road.
Mody stated that the fund was not looking at any major changes to the fund's strategy going forward and that she is comfortable with the fund's level of risk to generate an 8-12% return. Since inception, Cambridge has seen a net return of 11.1% annually. For investors looking for higher returns with more risk, IFM offers the value-add closed end fund. Mody stated that IFM has a number of deals in their pipeline and plans to draw about $5 billion in new capital over the next six months. Any new money that was invested would be drawn quickly. In considering data center

acquisitions, IFM prefer to work with established companies, with Mody noting that there are companies with a 20 year track record of running data centers, and established connections with blue chip clients like Apple, Disney and FedEx.

Greg Blank appeared representing Blackstone. A written proposal was reviewed by the Board. Blackstone invested in infrastructure through various private equity entities for 25 years and launched a dedicated infrastructure fund in 2017. Blackstone now holds $84 billion in assets under management. The infrastructure fund has generated a net return of 19% annually since inception. Blackstone has 100 employees with 80 based in the USA and 20 in Europe. The fund is open ended and focused on core and core-plus infrastructure assets. Blank described the fund's investment approach. Blackstone looks for sectors with strong tailwinds, including data centers and electrical generation. The fund also prefers to partner with families or founders who have decades of experience in running particular assets.
The portfolio is currently 23% transportation, 35% energy and 41% digital infrastructure. Historically, the fund has kept each class to about one-third of the portfolio. 80% of assets are in North America, with the rest in Europe and Asia. The transportation sleeve includes Carrix, which operates ports in Seattle, Long Beach, Oakland and Savannah. Blank noted this as an example of taking over a business owned by a single family for 75 years and overhauling management to drive growth. In the energy sleeve, Blank noted that the United States anticipates energy growth of 4-5% annually, of which 30% comes from demand from data centers. The portfolio includes pipelines, transmission, generation and LNG export terminals. In the digital sleeve, Blank described the fund's strategy as building out warehouses to be operated as data centers. The fund does not buy chips or servers. The fund then provides the space to established firms under a non-cancellable 20 year lease. Fims leasing the data centers include Amazon, Microsoft and Google. The fund also owns a platform of cell towers.
The fund has a large pipeline of investments and any committed capital should be drawn within nine months. The fund does not charge a management fee until funds are invested. Funds are drawn proportionally from everyone in the queue at each closing date.
Gardner asked about the difference between investing in infrastructure through private equity vs. a dedicated fund. Blank responded that private equity is likely to take more risk and also to view investments over a much shorter time horizon. Blackstone typically reinvests half of revenue into existing properties and Blank described the advantages of expanding an existing port facility rather than acquiring something new. Gardner asked if data centers were being overbuilt. Blank responded that he felt that Blackstone is insulated by doing business with blue chip firms and that they are not working with upstarts like OpenAI, Anthropic or X ai who may not exist long enough to pay off a 20 year lease. He noted that in many cases, Blackstone's data centers could be leased a a single client. Ghazarian asked about the possibility of moving data centers into space. Blank stated that there were many practical constraints. Data centers are enormous buildings and would require a solar array many times larger in order to provide power. Centers require ongoing maintenance by humans in order to operate. The lack of an atmosphere makes the problem of cooling more challenging rather than less.
Blank stated that the biggest threat to the portfolio is the resistance to new development and the difficulty of securing materials and labor for construction. He noted that it is now typical for a new data center to include power generation on-site, which can result in reduced costs for other power consumers. Blackstone has built out data center power generation, although not nuclear power. Blank stated that if he were hired, either he or his boss would appear for annual reviews.
Ghazarian stated that he felt that Blackstone could be a good complement for the existing IFM portfolio. He noted that they have more exposure to data centers, value-add assets, and take more risk than IFM. Segal Marco uses both IFM and Blackstone for their fully-invested clients.
Monagle stated that he was concerned about the public sentiment around data centers as well as Blackstone's stated concern about securing enough labor to complete construction projects. The Chair asked about the review schedule for IFM and Ghazarian responded that the system performed

an early review in 2019 when they considered adding additional funds. The system remains in compliance with the requirement to rebid the contract every seven years. Ghazarian stated that he would not advise on which funds to liquidate in order to fund any new investment until closer to the date when funds are actually called.
Gardner moved to renew the contract with IFM, maintaining the investment at the current level, and to hire Blackstone to manage the additional 1% allocation to infrastructure. Monagle seconded the motion and it was voted unanimously.

Agenda Item #2 – Minutes
Motion by Monagle, seconded by McCann to accept the minutes of the regular meeting held on July 7, 2026. Voted unanimously.

Agenda Item #3 - Warrants
Motion by Gardner, seconded by Monagle to accept payment of Warrant #14 in the amount of $10,756,459.05 and Warrant #15 in the amount of $1,196,233.22. Voted unanimously. Gardner requested that Burns provide additional information going forward about the system's cash receipts.

Agenda Item #4 – Superannuations
Motion by Monagle, seconded by McCann to accept the Superannuation retirement applications submitted by William Barry, Lieutenant, Fire Dept. with twenty-one years, ten months. Frederick Centanni, Administrative Director, Water Dept. with thirty-four years, nine months; Jennifer Fisher, Registered Nurse, Cambridge Health Alliance with nineteen years, four months; Catherine Hemenway, Paraprofessional, School Dept. with forty-seven years, nine months; Carol Leblanc, Registered Nurse, Cambridge Health Alliance with thirty-six years, five months; Tae Catherine Park, Community School Director, Dept. of Human Services with thirteen years, eleven months; Gary Plunkett, Firefighter with thirty-one years, ten months; Marie Saint-Louis, RN Clinical Leader, Cambridge Health Alliance with twenty-four years, one month; Voted unanimously.

Agenda Item #5 - Make-ups/Redeposits/Liability
There were no requests for make-up or redeposit requiring approval.

Agenda Item #6 – Refund Applications
The Board reviewed a list of refund applications submitted in July.
Motion by Gardner, seconded by McCann to accept eight refund applications. Voted unanimously.

The Chairman requested to adjourn the open meeting and go into executive session for the purpose of reviewing and considering disability applications. The Chairman stated that the meeting would reconvene in open session at the conclusion of the executive session. On a roll call, the vote was as follows:

James Monagle:	YES
Joseph McCann:	YES
Michael Gardner	YES
Francis Murphy:	YES

Agenda Item #7 – Executive Session Minutes
Motion by McCann, seconded by Monagle to accept the executive session minutes of the meeting held on July 7, 2026, as amended. Voted unanimously.
Motion by McCann, seconded by Monagle to accept the executive session minutes of the meeting held on July 7, 2026 as redacted for public release. Voted unanimously.

Agenda Item #8 – Involuntary Superannuation Application – Brian Peebles

The Board reviewed the involuntary superannuation retirement application filed by the Cambridge Fire Department on behalf of Brian Peebles, and correspondence from Brian Peebles. Attorney Leigh Panettiere appeared with Brian Peebles and Acting Chief John Cotter appeared representing the Cambridge Fire Department.
Monagle moved to approve the Involuntary Superannuation application filed on behalf of Brian Peebles. Gardner seconded the motion and it was voted unanimously.

Agenda Item #9 – Accidental Disability Application – Laurie Gaines
The Board reviewed the member's application, treating physician's statement and employer's statement filed in connection with Laurie Gaines' application for Accidental Disability benefits as well as a legal memo from Attorney Champion. Attorney Thomas Gibson appeared with Laurie Gaines.
Motion by McCann, seconded by Gardner to accept the Accidental Disability application filed by Laurie Gaines and to request that PERAC convene a medical panel. Voted unanimously.

Agenda Item #10 – Refund of Accumulated Deductions – Xavier Bautista
The Board reviewed the beneficiary form filed by Xavier Bautista, his obituary and the birth certificate of his son.
Motion by Gardner, seconded by McCann to make a finding that Xavier Bautista intended to name his son as his beneficiary and to pay out benefits accordingly. Voted unanimously.

Agenda Item #11 – Actuarial Valuation
The Board reviewed a draft of the January 1, 2026 Actuarial Valuation, prepared by Segal Company.
Burns stated that the valuation incorporates the funding schedule adopted in July and that he will submit it to PERAC for approval.
Motion by McCann, seconded by Monagle to approve the 2026 actuarial valuation. Voted unanimously.

Agenda Item #12 – GASB Statements
The Board reviewed a draft of GASB Statements #67 and #68, measured as of December 31, 2025.
McCann stated that the statements were necessary in order to complete the City's audit.
Motion by McCann, seconded by Monagle to approve the GASB statements. Voted unanimously.

Agenda Item #13 – Policy on Dependent Child Allowances
The Board reviewed a draft policy on the payment of supplemental allowances to the children of recipients of Accidental Disability and Accidental Death benefits.
Champion stated that Burns worked with Attorney John Flynn from Murphy Hesse in drafting the policy.
Burns stated that the prior practice of the Retirement Office was for the staff to make determinations of when a child would be eligible for a dependent allowance. The staff is able to make determinations easily when verifying that a child is under 18, or verifying their enrollment in an accredited education institution. The process is more difficult when there is a claim that a child may be physically or mentally incapacitated from earning. Burns stated that he would prefer to have those decisions made by the Board, and this policy shifts that burden to the Board. Monagle asked that the staff review if apprenticeship programs offered by trade unions would be considered accredited educational educations for purposes of this benefit.
Motion by Gardner, seconded by Monagle to accept the policy, after conducting further research on eligibility under the section on continuing education. Voted unanimously.

Agenda Item #14 – 100th Birthday – Melvin Chalfen
The Board reviewed Melvin Chalfen's 1995 retirement application.

Burns stated that Dr. Chalfen served as Commissioner of Health and Hospitals at Cambridge City Hospital, before the creation of the Cambridge Health Alliance. Burns also stated that Dr. Chalfen is now the last remaining veteran to serve prior to the Japanese surrender in World War II. There are some other veterans who enlisted in 1946 or 1947 who are still legally considered to be World War II veterans.
Motion by Gardner, seconded by McCann to offer congratulations and best wishes to Melvin Chalfen for his 100th birthday. Voted unanimously.

Agenda Item #15 – PERAC Memos
The Board reviewed PERAC memos #19, 20, 21 and 22.
Burns reviewed the system's process for making retirees aware of the income limits and recovering overearnings when the limit is exceeded.

Agenda Item #16 – Old Business
Note needed.

Agenda Item #17 – New Business
Not needed.

Agenda Item #18 – Executive Session
Agenda Item #7 – adopted
Agenda Item #8 – adopted
Agenda Item #9 – adopted
Agenda Item #10 – adopted

Agenda Item #19 - Chairman's Report
Not needed.

Agenda Item #20 – Executive Director's Report
Burns stated he received 15 responses to the portfolio monitoring RFP. He stated the responses would be part of the September agenda.
The July appropriation payment is now fully invested, with funds going to Fidelity, Garcia Hamilton, IRM, Mesroiw and PineBridge.

The following documents were also reviewed by the Board:
- List of Retirees who Died in July 2026
- BLB&G Portfolio Monitoring Report – 2Q 2026
- Eastern Bankshares Dividends
- Correspondence from IFM re: Accelerated Funding Opportunity
- Labaton Keller Sucharow Securities Litigation Report 2Q 2026
- Correspondence from PineBridge re: Transitioning to MetLife
- April Financials: General Ledger, Trial Balance, Adjustments, Cash Disbursements, Cash Receipts, Wire Transfers, Bank Reconciliation

Monagle moved to adjourn at 2:35 PM.