

NOTE: These minutes from the October 9, 2025, Ad Hoc Real Estate Committee meeting were approved at the May 28, 2026, Committee meeting.

Ad Hoc Real Estate Committee
Board of Trustees
New Hampshire Retirement System
54 Regional Drive
Concord, NH 03301

October 9, 2025
3:00 p.m.
Public Minutes

As the Committee members were participating electronically pursuant to RSA 100-A:14-a, all votes were by roll call pursuant to RSA 91-A.

Ad Hoc Real Estate Committee Members participating: Trustees Josh Quigley, Chair, Sue Hannan (arrived 3:06 p.m.), Maureen Kelliher and Don Roy.

Staff: Jan Goodwin, *Executive Director*; Annie Gregori, *Chief Legal Counsel*; Raynald Levesque, *Chief Investment Officer*; and Marie Mullen, *Director of Finance*.

Lavallee Brensinger Architects: Robert Robicsek and Ryan Tirrell.

On Point Construction Consulting Group: Dean Mello.

Having established a quorum, Chair Quigley called the meeting to order at 3:00 PM. As the first order of business, on a motion by Trustee Roy and seconded by Trustee Quigley, the Committee approved the minutes of the August 8, 2025 Committee meeting. Trustee Kelliher abstained.

NHRS staff provided an update on the project. Representatives from On Point Construction Consulting Group and Lavallee Brensinger Architects presented the design plans for the renovations to 80 Commercial Street. Dean Mello with On Point Construction Consulting Group discussed various cost savings design elements to reduce overall cost and duration of the project. Staff requested that the Ad Hoc Real Estate recommend that the NHRS Board of Trustees approve an increase in the trust fund budget for the renovation of 80 Commercial Street.

On a motion by Trustee Roy and seconded by Trustee Hannan, the Committee voted to recommend that the Board of Trustees approve an increase in the trust fund budget for the renovation of 80 Commercial Street.

With no further business to be discussed, on a motion by Trustee Roy and seconded by Trustee Hannan, the Committee voted unanimously to adjourn the meeting at 3:40 p.m.

Respectfully submitted,

Jan Goodwin