

**Deborah B. Goldberg**, Treasurer and Receiver General, Chair **Michael G. Trotsky**, CFA, Executive Director and Chief Investment Officer

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### **PRIT Fund Snapshot**

As of September 30, 2023

#### PRIT FUND FACTS

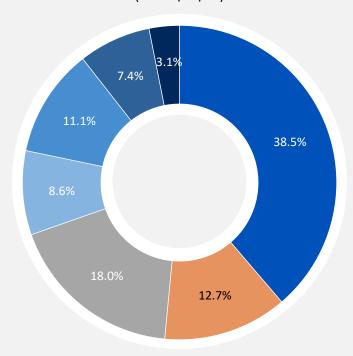
- \$95.2 billion AUM
- 63 public markets portfolios
- 16 real estate, timber and REIT portfolios
- 100+ private equity managers; 350+ partnerships
- 35 portfolio completion strategies managers

#### **OVERSIGHT AND STAFFING**

- 9 appointed and elected trustees
- 5 advisory committees, consisting of 42 industry professionals and Board members
- Staff of over 50 professionals
  - 31 Masters
  - 13 CFAs
  - 6 CPAs
  - 3 CAIAs
  - 3 JDs
  - 1 FRM
  - 1 CRE
  - 8 CFA Investment Foundations Program Certificate Holders

#### **ASSET ALLOCATION**

(as of 9/30/23)



#### **TARGET RANGES**

(approved 2/16/23)

- Global Equities 32% 42%
- Core Fixed Income 12% 18%
- Private Equity 13% 19%
- Porfolio Completion Strategies 7% 13%
- Real Estate 7% 13%
- Value-Added Fixed Income 5% 11%
- Timberland 1% 7%



#### **About PRIM**



## \$95.2 billion investment fund that invests public employee pension benefits

- PRIM has a professional, experienced and focused investment staff.
- PRIM does not administer benefits.

## PRIM's mission is to relieve the pension funding burden on the taxpayer

- Self-funded agency which generates asset returns for the Massachusetts pension system.
- PRIM's Project SAVE initiative is achieving over \$275 million annualized value enhancing activities for the fund annually.

## PRIM is independent and governed by a nine-member Board of Trustees

- Massachusetts State Treasurer is the Chair of the PRIM Board.
- A robust committee structure lends investment and operational expertise to the decision-making process.





#### **PRIM Core Beliefs**

We believe that any investment must be evaluated on three equally important parameters: return, risk and cost.

We don't make tactical asset allocation decisions or investment decisions based on market or economic predictions. Instead, we engineer a strategic, long-term asset allocation strategy that we hope will stand the test of a long-time horizon.

We value a basis point of cost reduction more than a basis point of return. Because we can count on cost savings every year, but nobody ever really knows what the markets will deliver.

#### **PRIM Board**



## Chair DEBORAH B. GOLDBERG

State Treasurer and
Receiver General,
Commonwealth of Massachusetts



Ruth Ellen Fitch

Appointee of the State
Treasurer



Catherine D'Amato

Designee of the Governor, Ex Officio Member



Peter Monaco

Appointee of the Governor, Non-State Employee or Official



**Carly Rose** 

Appointee of the Governor, Public Safety



Theresa F.
McGoldrick,
Esquire

State Retirement Board Member (SRB)



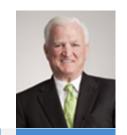
Dennis J. Naughton

Teachers'
Retirement
Board
Member
(TRB)



Robert L. Brousseau

Elected Representative State Teachers' Retirement System



Paul E. Shanley, Esquire

Elected Representative State Employees Retirement System



# PRIM Advisory Committees Investment Committee

The Committee advises the Board with respect to the asset allocation policy of PRIM and related investment policies and assist the Board in overseeing the investment program. The mandate of the Investment Committee does not include real estate and timber. Members include:

- 1. **Deborah B. Goldberg**, Chair, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 2. Joseph C. Bonfiglio, Massachusetts & Northern New England Laborers' District Council
- 3. C. LaRoy Brantley, Investment Consultant
- 4. Catherine D'Amato, President and CEO, The Greater Boston Food Bank
- 5. Michael Even, Former President and CEO, Numeric Investors
- 6. Constance M. Everson, CFA, Managing Director, Capital Markets Outlook Group
- 7. Ruth Ellen Fitch, Esq., Board Member, Former President and CEO, the Dimock Center
- 8. James B. G. Hearty, Board Member, Former Partner, Clough Capital (Ex Officio)
- 9. Peter Monaco, Board Member, Managing Director, Raptor Group
- 10. Phillip H. Perelmuter, Former Managing Partner, Wellington Management
- 11. Philip Rotner, Chief Investment Officer, Boston Children's Hospital
- **12. Paul E. Shanley**, Esq., Board Member, Director of Professional Liability, Amity Insurance
- 13. Glenn P. Strehle, CFA, Treasurer Emeritus, MIT
- 14. Timothy L. Vaill, Former Chairman and CEO, Boston Private Holdings



## PRIM Advisory Committees

#### **Real Estate Committee**

The Committee advises the Board in setting investment policy within the real estate and timber portfolios and assist the Board in overseeing these portfolios. Members include:

The Committee assists the Board in overseeing all issues related to the governance, administration, and audit functions of PRIM, and to provide recommendations for the Board's consideration. Members

include:

- 1. Jill S. Hatton, CRE, Chair, Real Estate Investment Professional
- **2. Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 3. Lydia Chesnick, Esq., Partner, Bernkopf Goodman LLP
- **4. Robert Gifford**, RGA Corp.
- 5. Jack Lutz, PhD., Forest Research Group
- 6. William F. (Bill) McCall, Jr., CRE, McCall & Almy, Inc.
- 7. Garlan Morse, Jr., CRE, Morris and Morse Company, Inc.
- 8. Peter F. O'Connell, Marina Bay Company
- 9. Carly Rose, Board Member, Public Safety Union Member

1. Robert L. Brousseau, Chair, Board Member, Retired Teacher, Town of Wareham School System

**Administration and Audit Committee** 

- 2. **Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 3. Patrick E. Brock, Chairman, Hampshire County Retirement Board
- **4.** Catherine D'Amato, President and CEO, The Greater Boston Food Bank
- **5. James B. G. Hearty**, Board Member, Former Partner, Clough Capital (Ex Officio)
- **6.** Theresa F. McGoldrick, Esq., Board Member, National Executive Vice President, National Association of Government Employees (NAGE)
- 7. Dennis J. Naughton, Board Member, Retired Educator, Millis Public Schools



## PRIM Advisory Committees

#### **ESG Committee**

**Compensation Committee** 

The Committee assists the Board in overseeing all issues related to the development and ongoing implementation of an ESG framework and related engagement activities, and to provide recommendations for the Board's approval. Members include:

- 1. **Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- **2. Ruth Ellen Fitch**, Esq., Board Member, Former President and CEO, the Dimock Center
- **3.** Theresa F. McGoldrick, Esq., Board Member, National Executive Vice President, National Association of Government Employees (NAGE)
- **4. Dennis J. Naughton**, Board Member, Retired Educator, Millis Public Schools
- 5. Michael Even, Former President and CEO, Numeric Investors
- **6. Poonam Patidar**, Member, Mintz
- 7. Mary Cerulli, Founder, Climate Finance Action
- **8.** Marcela Pinilla, Director of Sustainable Investing, Zevin Asset Management

The Committee assists the Board in overseeing staff compensation and benefit policies. The Administration and Audit Committee is responsible for assisting the Board on other human resource matters. Members include:

- 1. Deborah B. Goldberg, Chair, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- **2. Robert L. Brousseau**, Board Member, Retired Teacher, Town of Wareham School System
- 3. Patrick E. Brock, Chairman, Hampshire County Retirement Board
- **4.** Catherine D'Amato, President and CEO, The Greater Boston Food Bank



#### **Recent Recognition**

#### 2023 Chief Investment Officer Power 100 List

Michael G. Trotsky, CFA, PRIM's Executive Director and Chief Investment Officer, was named to the 2023 CIO Power 10 List by the publication, Chief Investment Officer. The designation honors leaders "who continue to guide their funds through volatile times and are disciplined enough to navigate whatever is ahead." (November 2023)

#### **Commonwealth Citations for Outstanding Performance**

PRIM was awarded two Commonwealth Citations for Outstanding Performance by Treasurer Deborah B. Goldberg. Eliza Haynes, Investment Analyst, was recognized as a key individual on PRIM's Private Equity Team for her sourcing and underwriting work. The PRIM Real Estate Leverage Team was recognized for an innovative program that works across asset classes to save the Commonwealth in borrowing costs while bolstering the returns of the Real Estate Portfolio. Recipients included Melissa Ng, Matt Liposky, and George Tsipakis from the Finance Team, Jay Leu from the Risk Team, and David Gurtz, John LaCara, and Chuck LaPosta from the Investment Team. (October 2023)

#### **GIPS®** Compliance

For the 6<sup>th</sup> consecutive year, PRIM has completed the CFA Institute's Global Investment Performance Standards (GIPS®) of integrity and transparency.\* PRIM is one of only a handful of large public pension plans to comply with the GIPS® standards. Additionally, Matt Liposky, PRIM's Chief Investment Operations Officer, was appointed by the CFA Institute to chair the GIPS® Standards Asset Owner Subcommittee. (August 2023)

#### Certificate of Achievement for Excellence in Financial Reporting – Government Finance Officer Association

PRIM was awarded the Government Finance Officer Association's Certificate of Achievement for Excellence in Financial Reporting for the 18th consecutive year. (June 2023)

#### PRIM Ranked #8 For Assets Managed by Diverse Managers by Pensions & Investments

PRIM was ranked eighth among the largest 200 funds in the U.S. for assets managed by diverse managers. This is an indication that PRIM's ongoing efforts over the years, combined with the new FUTURE initiative are putting PRIM at the top of the rankings in terms of progress. (February 2023)

#### PRIM FUTURE Initiative Awarded Commonwealth Equity in Governance Award

PRIM received the Commonwealth's 'Equity in Governance Award' for the FUTURE Initiative. The award recognizes "an employee or group of employees who have demonstrated commitment to and attainment of the principles of equity" for activity that "promotes the participation of minority business enterprises and women business enterprises," among other things. (December 2022)

#### Institutional Investor's Partnership of the Year Award

PRIM's role with the Aggregate Confusion Project was awarded "Partnership of the Year" at the fifth annual Allocators' Choice Awards. PRIM is a founding partner with MIT Sloan School of Management in this project to "reduce the level of noise in ESG management" by improving data available to managers and allocators. (September 2022)

#### Institutional Investor's Alpha Edge Award

PRIM's Private Equity team won Alpha Edge recognition for Alpha Generation from Institutional Investor, which cited PRIM's strong leadership culture, collaboration, and thesis-driven approach to manager selection as well as PRIM's annual commitment modeling process and strong long-term performance in the asset class. (July 2023)

#### Private Equity Women Investor Network Limited Partner of the Year

Private Equity Women Investment Network (PE-WIN), which is the preeminent organization for senior-level women investment professionals in private equity, recognized PRIM as "Limited Partner of the Year" for "empowering women in private equity." The award reflected both PRIM's work on investing with women and diverse managers via the FUTURE Initiative and the strong leadership presence of women on PRIM's Private Equity team. (July 2023)

#### PRIM's Private Equity Portfolio Ranked #3 by the American Investment Council

PRIM's Private Equity Portfolio was ranked 3<sup>rd</sup> among 176 U.S. public pension funds based on 10-year performance by the American Investment Council's Public Pension Study. PRIM is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013. (June 2022)

<sup>\*</sup>PRIM claims compliance with the Global Investment Performance Standards (GIPS®). GIPS® is a registered trademark of CFA Institute. CFA Institute does note endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein. You may obtain GIPS® compliant performance information by emailing





#### PRIM's FUTURE Initiative

PRIM believes that diversity of thought and investment equity is critical to the FUTURE success of PRIM and the asset management industry. To successfully implement and accomplish these goals, PRIM must plan for the FUTURE:

Utilize **Unbiased Transparent Expand** Resources **Technology** PRIM will remain PRIM will expand the Continuation of PRIM's PRIM will be fully PRIM will utilize PRIM will employ transparent as to the firmwide commitment unbiased when technology to conversation about additional internal and evaluating and selecting to diversity and progress toward our successfully track and external resources as diversity and inclusion in inclusion and diversity investment managers or goals, as well as our manage the amount of the asset management required to accomplish of thought. other vendors. successes and data this initiative industry by being at the our goals. forefront of meaningful challenges. requires. change.



#### **FUTURE Initiative**

PRIM's FUTURE Initiative is our strategic plan to achieve the goals set forth by the Investment Equity Legislation as well as position PRIM to be a leader on improving diversity in the asset management industry.



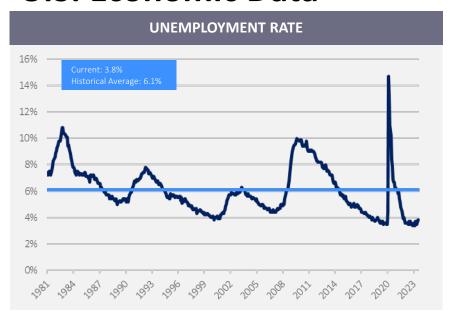
#### PRIM continues to make progress on the keys to FUTURE Initiative:

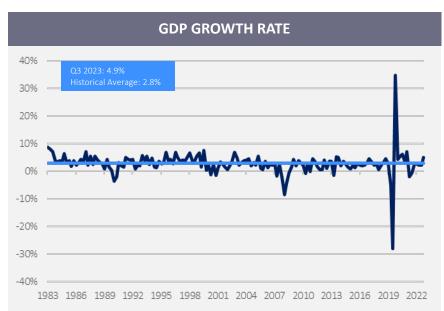
- 1. Continue to Allocate Capital to Diverse Managers
- 2. Enhance Diversity, Equity & Inclusion (DEI) Reporting
- Reduce Barriers
- 4. Improve Sourcing

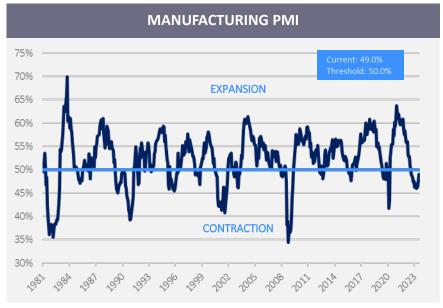


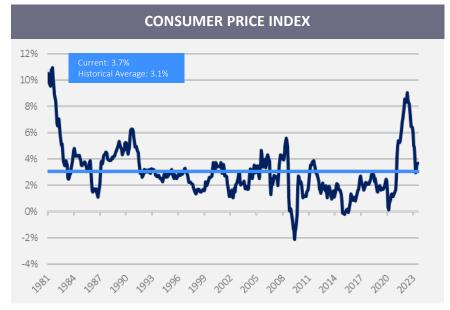


#### **U.S. Economic Data**





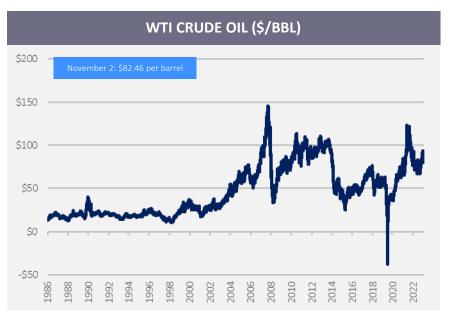


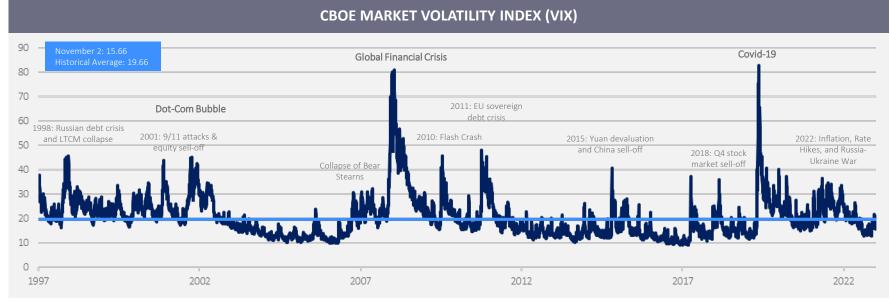


16 Source: FactSet, PRIM Staff. All data as of September 30, 2023, or most recent report.

#### **U.S. Economic Data**







17 Source: FactSet, PRIM Staff. All data as of September 30, 2023, or most recent report.



#### **Changes to Target Ranges – PRIT Fund Asset Allocation**

Approved February 16, 2023

## Increase in Allocation Range

#### **Private Equity:**

Target Band moves up 1%

#### Same Allocation Range

#### **Core Fixed Income:**

Target Band stays the same

#### Value-Added Fixed Income:

Target Band stays the same

#### **Real Estate:**

Target Band stays the same

#### **Timberland:**

Target Band stays the same

## Portfolio Completion Strategies:

Target Band stays the same

## Decrease in Allocation Range

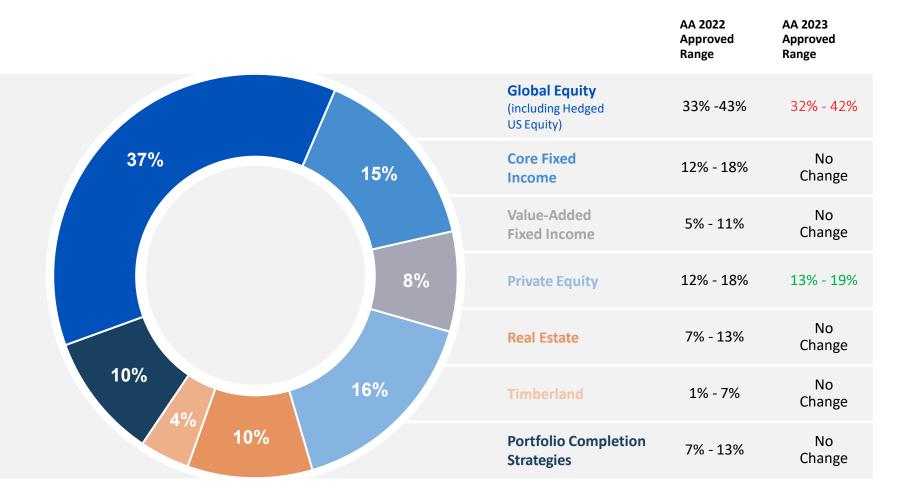
#### **Global Equity:**

Target Band moves down 1%



#### **PRIT Asset Allocation**

Approved February 16, 2023



The ranges in the PRIM asset allocation reflect the long-standing use of bands around a midpoint. Managing the asset allocation to a particular midpoint in the range is not always possible, practical or advisable.



#### **PRIM 2023 Asset Allocation Recommendations**

#### NEPC Capital Market Assumptions with PE and Global Equity Changes

#### 12/31/22 Asset Class Assumptions

Asset Classes	Target Range	10 Yr. Expected Return	30 Yr. Expected Return		
US Equity <sup>1</sup>		5.6%	7.1%		
International Equities <sup>2</sup>		5.9%	6.9%		
Emerging International Equities <sup>3</sup>		9.6%	9.6%		
Global Equity	32% - 42%				
Core Bonds		4.8%	4.7%		
Short-Term Fixed Income <sup>4</sup>		4.2%	3.8%		
20+ Yr. Treasury STRIPS		3.9%	4.3%		
TIPS/ILBs		4.0%	4.1%		
Core Fixed Income 12% - 18%					
Value-Added Fixed Income <sup>5</sup>	5% - 11%	8.0%	7.8%		
Private Equity	13% - 19%	9.4%	10.2%		
Real Estate <sup>6</sup>	7% - 13%	4.6%	5.7%		
Timberland <sup>7</sup>	1% - 7%	6.6%	7.0%		
Portfolio Completion (PCS) <sup>8</sup>	7% - 13%	6.5%	6.5%		
Total Fund Expected Return <sup>9</sup>		7.0%	7.7%		

- 1. Blended allocation to large-cap equity, small-cap equity, micro-cap equity
- 2. Blended allocation to large-cap equity and small-cap equity
- 3. Blended allocation to large-cap equity and small-cap equity
- 4. Modeled as Short-Term Treasury
- 5. Blended allocation to high yield, bank loans, EMD, private debt

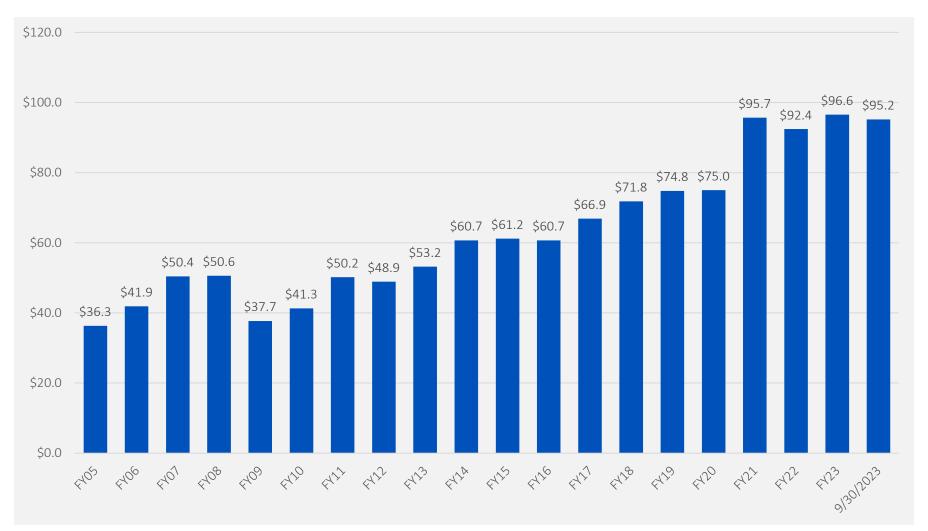
- 6. Blended allocation to Private Real Estate and REITs
- 7. Timberland is modeled as Private Real Assets Infrastructure/Land
- 8. Modeled as equal weighted blend of Hedge Fund Equity, Credit, and Macro
- 9. Asset classes modeled at the midpoint of the asset allocation range





#### **Total PRIT Fund Fiscal Year Market Value**

Value (\$Billions)

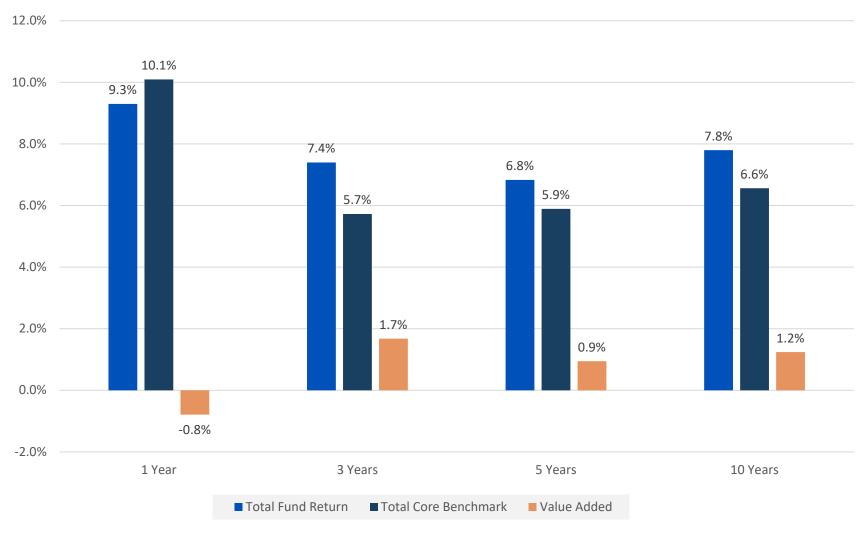


Source: BNY Mellon. As of September 30, 2023.



#### **PRIT Fund Total Returns**

Annualized Returns as of September 30, 2023 (Gross of Fees)

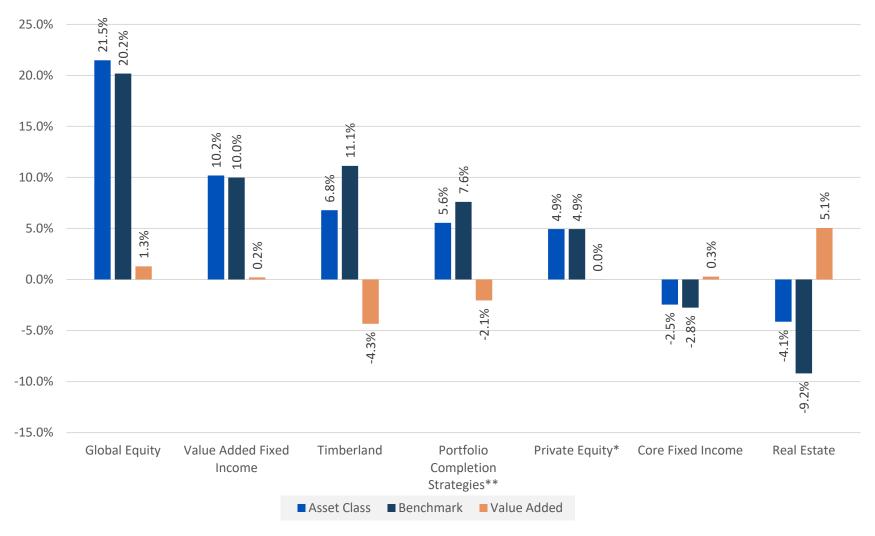


Source: BNY Mellon. Totals may not add due to rounding. Total Core Benchmark includes private equity benchmark. PRIT Fund Fiscal Year 10-year average ratio of expenses is 0.52%



## **PRIT Asset Class Performance Summary**

One-Year Ended September 30, 2023 (Gross of Fees)

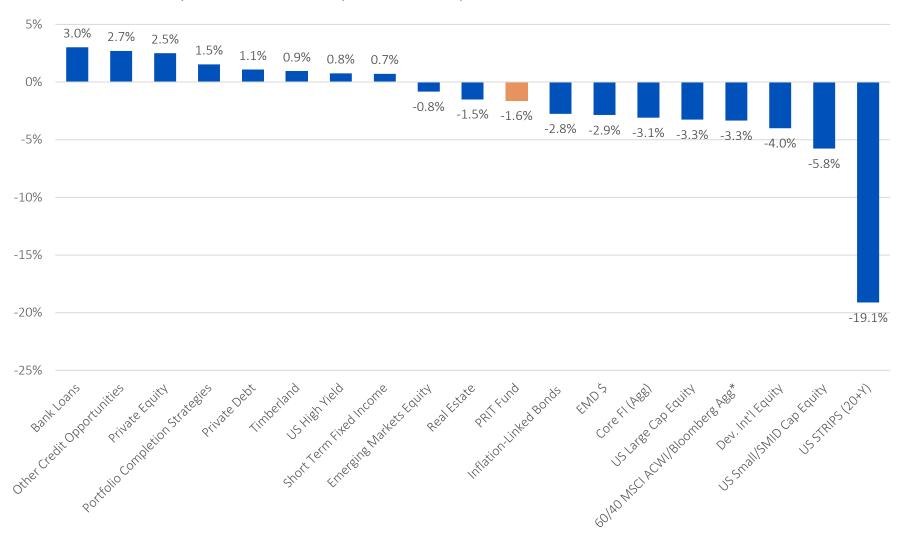


Source: BNY Mellon. Totals may not add due to rounding. \*Benchmark is actual performance. \*\*Hedge Fund returns are net of fees.



## PRIT Performance By Strategy – Third Quarter 2023

Quarter Ended September 30, 2023 (Gross of Fees)

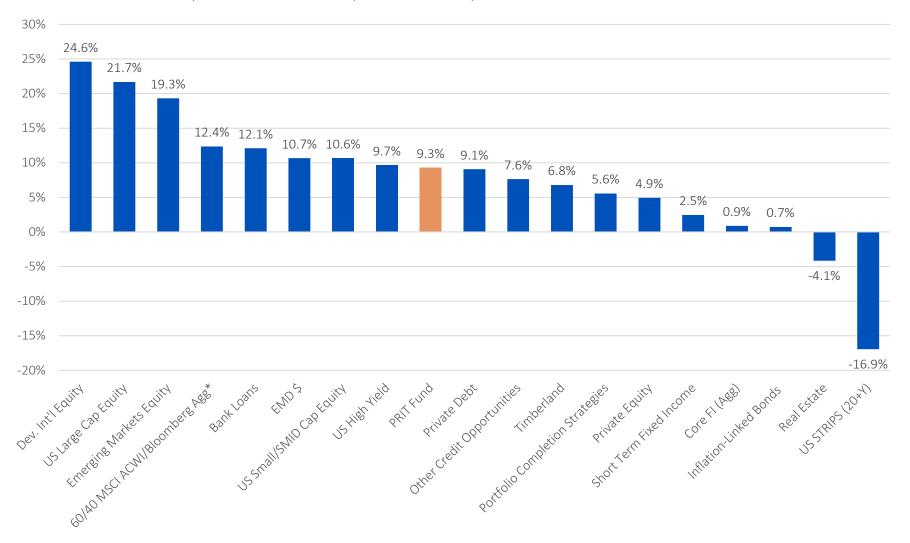


Source: BNY Mellon, FactSet. All performance figures reflected are PRIT Fund Asset Class returns. \*MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.



## PRIT Performance By Strategy – One-Year

One-Year Ended September 30, 2023 (Gross of Fees)



Source: BNY Mellon, FactSet. All performance figures reflected are PRIT Fund Asset Class returns. \*MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.



## **PRIT Fund Annualized Returns By Asset Class**

As of September 30, 2023 (Gross of Fees)

1 Year	3 Year	5 Year	10 Year
GLOBAL EQUITY	PRIVATE EQUITY	PRIVATE EQUITY	PRIVATE EQUITY
21.5%	23.0%	20.0%	20.0%
VALUE-ADDED FIXED INCOME	REAL ESTATE	REAL ESTATE	REAL ESTATE
10.2%	11.5%	8.2%	9.3%
TIMBER	TIMBER	GLOBAL EQUITY	GLOBAL EQUITY
6.8%	8.5%	6.6%	7.8%
PORTFOLIO COMPLETION STRATEGIES 5.6%	GLOBAL EQUITY	TIMBER	TIMBER
	7.9%	5.1%	6.1%
PRIVATE EQUITY	VALUE-ADDED FIXED INCOME	VALUE-ADDED FIXED INCOME	VALUE-ADDED FIXED INCOME
4.9%	6.0%	4.9%	4.7%
CORE FIXED INCOME (2.5%)	PORTFOLIO COMPLETION STRATEGIES 5.6%	PORTFOLIO COMPLETION STRATEGIES 2.6%	PORTFOLIO COMPLETION STRATEGIES 3.7%
REAL ESTATE	CORE FIXED INCOME	CORE FIXED INCOME	CORE FIXED INCOME
(4.1%)	(7.4%)	0.0%	1.9%

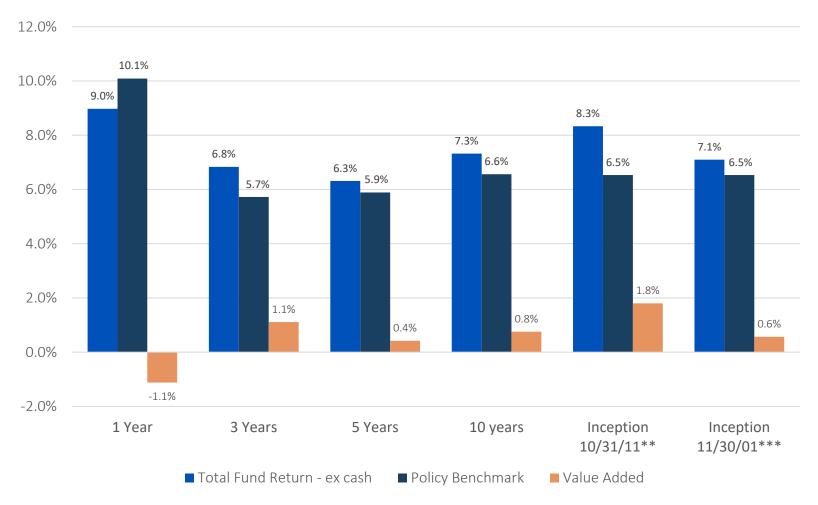
Source: BNY Mellon.





#### **Total SRBT Fund Returns**

#### \$3.1 Billion\* One Year Ended September 30, 2023 (Net of Fees)



<sup>\*</sup>Participant assets, excluding Mass State Retirees, were \$1.0 billion as of September 30, 2023

<sup>\*\*</sup> The inception date for the SRBTF's investment in the PRIT Fund General Allocation Account (PRIT GA) was 10/31/2011, when 82% of the fund was transitioned from separate accounts to PRIT GA. The remaining 18% of separate account assets were transitioned over the following 14 months with 100% of assets invested in PRIT GA by 12/31/2012. This ITD value of 8.33% reflects the inception-to-date return for PRIT GA assets only.









- 1. Acton-Boxborough Regional School District
- 2. Andover
- 3. Amherst-Pelham Regional School District
- 4. Andover
- 5. Arlington
- 6. Ayer Shirley Regional School District
- 7. Belmont
- 8. Bernardston
- 9. Bridgewater
- 10. Cape Cod Regional Transit Authority
- 11. Cape Cod Light Compact (JPE)
- 12. Central Collaborative
- 13. Central Massachusetts Regional Planning Commission
- 14. Chelmsford Water District
- 15. Clinton
- 16. Concord
- 17. Dartmouth
- 18. Everett
- 19. Freetown
- 20. Foxboro
- 21. Greater Lawrence Sanitary District
- 22. Greenfield
- 23. Gloucester
- 24. Groton
- 25. Halifax
- 26. Hamilton Wenham School District
- 27. Haverhill
- 28. Hull
- 29. Lawrence
- 30. Lvnn
- 31. Massachusetts Association of Regional Planning Agencies (MARPA)
- 32. Massachusetts Housing Finance Authority

- 33. Medway
- 34. Melrose
- 35. Middlesex Country Retirement System
- 36. Mohawk/Hawlemont Regional School District (Buckland)
- 37. Nauset Regional High School
- 38. Newbury
- 39. Pepperell
- 40. Prospect Hill Academy Charter School
- 41. Saugus
- 42. Sharon
- 43. Somerville
- 44. Springfield
- 45. Stoneham
- 46. Sudbury
- 47. Taunton
- 48. Tri-County Educational Collaborative (Franklin, MA)
- 49. Truro
- 50. Waltham
- 51. Watertown
- 52. Webster
- 53. West Boylston Municipal Light Department
- 54. Westford
- 55. West Newbury
- 56. Weston
- 57. Weymouth
- 58. Winthrop
- 59. Woburn

Active in Bold



## Governmental Entities Participating in the SRBTF

- 1. Town of Acton
- 2. Town of Amherst
- 3. Town of Ayer
- 4. Town of Bedford
- 5. Town of Bellingham
- 6. City of Beverly
- 7. BiCounty Educational Collaborative, Franklin, MA
- 8. Town of Blackstone
- 9. Boston Planning & Development Agency (BPDA)
- 10. Town of Boxford
- 11. Town of Braintree
- 12. Town of Brewster
- 13. Town of Brookline
- 14. Town of Burlington
- 15. Byfield Water District
- 16. Town of Chelmsford
- 17. Town of Cohasset
- 18. Concord Area Special Education (CASE) Collaborative
- 19. Town of Dalton
- 20. Town of Dedham
- 21. Town of Dracut
- 22. Dracut Water Supply District
- 23. Fall River Housing Authority
- 24. City of Fitchburg
- 25. Town of Franklin
- 26. Franklin Regional Council of Governments
- 27. Greater Lowell Regional Technical School
- 28. Hamilton Wenham Regional School District
- 29. Town of Harvard
- 30. Town of Hingham

- 31. Town of Holliston
- 32. Town of Ipswich
- 33. Town of Lancaster
- 34. Lawrence Housing Authority
- 35. Town of Lenox
- 36. City of Leominster
- 37. Town of Lincoln
- 38. Lincoln-Sudbury Regional School District
- 39. Town of Longmeadow
- 40. Lowell Regional Transit Authority (LRTA)
- 41. Lower Pioneer Valley Educational Collaborative
- 42. Town of Manchester-By-The-Sea
- 43. Manchester Essex Regional School District
- 44. Town of Marblehead
- 45. Marblehead Municipal Light Department
- 46. Massachusetts School Building Authority
- 47. Massachusetts State College Building Authority
- 48. Mass State Retirees (SRBTF)
- 49. Mass Water Resources Authority
- 50. Town of Medfield
- 51. Town of Middleton
- 52. Town of Milton
- 53. Town of Montague
- 54. Nashoba Regional School District
- 55. Town of Needham
- 56. City of New Bedford
- 57. City of Newburyport
- 58. City of Newton
- 59. Town of North Andover
- 60. Town of Northborough

- 61. Town of Northfield
- 62. Old Rochester Regional School District
- 63. Town of Orleans
- 64. Pilgrim Area Collaborative (PAC), Pembroke, MA
- 65. Town of Provincetown
- 66. Quabbin Health District
- 67. Town of Reading
- 68. Reading Municipal Light Department
- 69. Shawsheen Valley Technical High School
- 70. Town of Sherborn
- 71. Somerset Berkley Regional School District
- 72. South Essex Sewerage District
- 73. South Hadley Fire District #2
- 74. Town of Stockbridge
- 75. Town of Tewksbury
- 76. Town of Wakefield
- 77. Wakefield Municipal Gas & Light Department
- 78. Town of Wayland
- 79. Town of Wellesley
- 80. Town of Westwood
- 81. Town of Wilmington
- 82. City of Worcester

