

MINUTES
INVESTMENT COMMITTEE MEETING
FIRE AND POLICE PENSION FUND, SAN ANTONIO
WEDNESDAY, JANUARY 24, 2024
PENSION FUND OFFICE
9:30 A.M.

Roll Call	Mr. Smith called the meeting to order at 9:30 A.M.
Committee Members Present	Jim Smith, Police Representative; Larry Reed, Fire/Retiree Representative; Amanda Viera, Police Representative; Harry Griffin, Police/Retiree Representative
Committee Members Absent	None
Others Present	Justin Rodriguez, Mayoral Designee; Warren Schott, Executive Director; Cary Hally, Chief Investment Officer; Giovanni Nunez, Investment Analyst; Wes Levanduski, Investment Analyst; Gail Jensen, General Counsel

Approval of Minutes of December 13, 2023

- Mr. Reed made a motion to approve the minutes of the December 13, 2023, Investment Committee meeting. The motion carried unanimously.

Townsend Quarterly Performance Update

- Representatives from The Townsend Group provided a quarterly performance review of the Pension Fund's real estate portfolio. As of September 30th, 2023, the market value of the Pension Fund's real estate portfolio was approximately \$284 million. The one-year net return of the Pension Fund's real estate portfolio is -6.9%, which outperformed the benchmark by 6.0%. However, Townsend expects the returns for the full 2023 calendar year for both the Pension Fund's portfolio and the benchmark to be lower. Townsend noted that as of June 30, 2023, the Pension Fund's real estate returns are in the top quartile over the last three-, five-, and ten-year periods, compared to peers. Townsend discussed potential market opportunities and core real estate headwinds, and outlined a multi-year investment pacing model along with 2024 re-up investment opportunities. No action was taken.

Investment Practices and Performance Report (Texas Government Code § 802.109)

- NEPC presented a revised draft of the Investment Practices and Performance Report which incorporated the feedback from the December 2023 Investment Committee meeting. After reviewing and discussing the updated draft, Mr. Smith made a motion to recommend to the Board to approve the Report, as presented. The Motion carried unanimously.

Private Markets Re-Up Pipeline Update

- Chief Investment Officer Cary Hally advised the Committee that Staff closely monitors the performance of managers in the Pension Fund's portfolio and regularly tracks the expected launch of subsequent funds. Based upon that tracking, he presented the Committee with a list of the re-up opportunities that are expected to come to market throughout 2024. As the year progresses, Staff will provide periodic updates regarding re-up opportunities. No action was taken.

Investment Contracts Review Process

- General Counsel Gail Jensen gave a brief presentation detailing the legal review process involved in each investment transaction, and in particular, those involving private markets investments. She detailed the overall framework of the transactions and highlighted her approach to maximizing the Pension Fund's legal protections.

Adjournment: Mr. Smith made a motion to adjourn at 11:33 A.M. The motion carried unanimously.

Approved this ____ day of _____, 2024.

Jim Smith, Investment Committee Chairman