

**MINUTES**  
**INVESTMENT COMMITTEE MEETING**  
**FIRE AND POLICE PENSION FUND, SAN ANTONIO**  
**WEDNESDAY, JUNE 19, 2019**  
**PENSION OFFICE – 9:00 A.M.**

Roll Call	Mr. Griffin called the meeting to order at 9:01 A.M.
Committee Members Present	J.T. Trevino, Fire Representative; Dean Pearson, Fire Representative; Larry Reed, Fire/Retiree Representative; Jimmy Foster, Police Representative; Harry Griffin, Police/Retiree Representative
Committee Members Absent	Justin Rodriguez, Mayoral Designee;
Others Present	Jim Smith, Police Representative; Warren Schott, Executive Director; Cary Hally, Chief Investment Officer; Jason Hsu, Investment Analyst;

**Approval of Minutes on May 22, 2019**

- Mr. Trevino made a motion to approve the minutes of the May 22, 2019 Investment Committee meeting. The motion carried unanimously.

**Property Holding Corporation Update**

- At the May Board Meeting, staff was asked to compare our returns of our directly owned office buildings on an unlevered basis against our core real estate managers on an unlevered basis. After stripping out the leverage of our investments in the JP Morgan Strategic Property Fund and the USAA Eagle Fund, the Shavano buildings underperformed. The Committee asked Sullivan Commercial to research the San Antonio real estate market as it relates to market comparables and potential asking prices for the two buildings, and to develop a recommended sale plan, and report back to the Committee.

**Private Debt Search**

- With our pacing schedule in mind for our private debt portfolio, staff suggested to the Committee to begin a private debt search. Mr. Trevino made a motion to launch a private debt search for a manager focused on providing loans backed by hard assets. The motion carried unanimously.

**Recap of the International Equity Transition**

- Discussions were held regarding the recent international equity transition. In January and February, the Committee allocated to four different managers while reducing the allocations of two and fully redeeming from one. Considering the large amount of money being redeemed from a separate account, the decision was made to hire Cantor Fitzgerald, a transition manager, to prudently unwind the portfolio to save on costs. With the positive trading performance by Cantor, as well as staff's

decision to unwind the ETF exposure ahead of schedule, the overall transition saved the pension fund a substantial amount of money.

**ADJOURNMENT:** Mr. Foster made a motion to adjourn at 10:23a.m., which carried unanimously.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Larry Reed, Investment Committee Chairman