

MINUTES
INVESTMENT COMMITTEE MEETING
FIRE AND POLICE PENSION FUND, SAN ANTONIO
WEDNESDAY, JUNE 22, 2022
PENSION FUND OFFICE
9:30 A.M.

Roll Call	Mr. Reed called the meeting to order at 9:31 AM
Committee Members Present	Larry Reed, Fire/Retiree Representative; Vance Meade, Fire Representative; Harry Griffin, Police/Retiree Representative; Jimmy Foster, Police Representative
Committee Members Absent	Dean Pearson, Fire Representative
Others Present	Jim Smith, Police Representative; Warren Schott, Executive Director; Cary Hally, Chief Investment Officer; Giovanni Nunez, Investment Analyst; Wesley Levanduski, Investment Analyst; Gail Jensen, General Counsel

Approval of Minutes of May 25, 2022

- Mr. Meade made a motion to approve the minutes of the May 25, 2022, Investment Committee meeting. The motion carried unanimously.

Core Open-End Real Estate Search Update

- Mr. Hally and Mr. Smith provided the Committee an overview of their recent on-site meetings with the core open-end real estate search candidates: Principal, IDR, Intercontinental, PRISA, Prime, and Townsend Real Estate Fund. The Committee, Townsend, and staff discussed the pros and cons of each manager, along with current market dynamics and fund investment queues.
- After discussions, Mr. Griffin made a motion to invite PRISA and IDR to a future Committee meeting for finalist interviews. After further discussions, Mr. Griffin amended his motion to add Principal to the list of finalists, so that PRISA, IDR and Principal would be invited to a future Committee meeting for finalist interviews. The amended motion carried unanimously.

Covenant Apartment Fund XI Re-Up Commitment

- The Committee discussed the Covenant Apartment Fund XI re-up opportunity. The Pension Fund has invested in four of Covenant's previous funds: Funds VII through X. Fund XI will continue its value-add investment strategy with multifamily properties.
- After discussions, Mr. Griffin made a motion to recommend to the Board to commit \$20 million to Covenant Apartment Fund XI. The motion carried unanimously.

Charlesbank Credit Opportunities Fund III Re-Up Commitment

- The Committee discussed the Charlesbank Credit Opportunities Fund III re-up opportunity. The Pension Fund previously invested in Charlesbank Credit Opportunities Fund II. Fund III will focus on deploying credit investments in high-quality, middle market companies across five sectors. A new feature to Fund III offers investors the ability to invest in the “Main Fund” as well as in a “Performing Sleeve”. The Main Fund will invest opportunistically across the capital structure, where it will pursue performing, special situation, and distressed credit investments. The Performing Sleeve will invest primarily in first and second lien loans of performing businesses.
- After discussions, Mr. Griffin made a motion to recommend to the Board to commit \$20 million to the Charlesbank Credit Opportunities Fund III Main Fund and an additional \$10 million to the Charlesbank Credit Opportunities Fund III Performing Sleeve. The motion carried unanimously.

AG Twin Brook Evergreen Fund Re-Up Commitment

- The Committee discussed the AG Twin Brook Evergreen Fund re-up opportunity. The Pension Fund has invested in the two previous drawdown funds, Angelo Gordon Direct Lending Fund III and Fund IV. Consistent with the drawdown fund strategy, the Evergreen Fund will provide corporate financing support to middle market, private equity sponsored firms.
- After discussions, Mr. Griffin made a motion to recommend to the Board to commit \$25 million to the AG Twin Brook Evergreen Fund. The motion carried unanimously.

Adjournment: Mr. Griffin made a motion to adjourn at 11:24 AM. The motion carried unanimously.

Approved this ____ day of _____, 2022.

Larry Reed, Investment Committee Chairman