

**Minutes of the  
Regular Meeting of the  
Board of Trustees of the  
Fire and Police Pension Fund Board of Trustees  
11603 W. Coker Loop, Suite 201  
San Antonio, Texas  
July 30, 2024**

**PRESENT:** Chairman Justin Rodriguez, Mayoral Designee; Vice Chairman Larry Reed, Fire Retiree Representative; Harry Griffin, Police Retiree Representative; Shawn Griffin, Fire Representative; Jim Smith, Police Representative; and Councilman Marc Whyte.

**ABSENT:** Amanda Viera, Police Representative; Secretary Councilwoman Dr. Adriana Rocha Garcia; Dean Pearson, Fire Representative.

**OTHERS**

**PRESENT:** Warren Schott, Mark Gremmer, Gail Jensen, Cary Hally, Rick Matye, and Christine Tejada, Pension Fund Staff; Frank Burney, Martin & Drought.

**ROLL CALL:** At 9:31 a.m., Chairman Rodriguez called the meeting to order. Roll was called, and a quorum was declared present.

All in attendance were asked to rise for the Pledge of Allegiance, led by Chairman Rodriguez.

The Board then recessed to Executive Session at 9:32 a.m. pursuant to Texas Govt. Code §551.071, and reconvened at 10:11 a.m.

Councilman Whyte arrived at 9:39 a.m.

**MINUTES:** Mr. S. Griffin moved to approve the minutes of the Regular Board Meeting of June 25, 2024. The motion was seconded by Councilman Whyte, and the motion carried unanimously.

**EDUCATIONAL  
OPPORTUNITIES**

**PRESENTATIONS:** Mr. Burney and General Counsel Gail Jensen gave a brief presentation on the NAPPA Legal Education Conference they attended. Mr. Burney noted this was an annual educational event, and that the sessions were always informative. He added that the presentations covered key issues including ethics, ESG in investing and securities litigation. Ms. Jensen noted that one of the sessions focused on the future of agency deference in light of a case that was (at that time) still pending before the U.S. Supreme Court.

Mr. Smith gave a brief presentation on the Koried Plan Sponsor Educational Institute he attended. He reported that he had moderated a consultant panel.

He noted that several of the sessions were very interesting, including sessions on energy funds and the changing definition of emerging managers. Finally, Mr. Smith reported that because he had served as a moderator at the Conference, Koried had paid for his travel.

## **EDUCATIONAL**

**OPPORTUNITIES:** Mr. Smith moved to authorize Board members and appropriate staff to attend the following conferences:

1. Robbins Geller Public Funds Forum  
September 3-5, 2024
2. NEPC Investment Conference  
September 9-10, 2024
3. IREI Fall Editorial Advisory Board Meeting  
September 9-11, 2024
4. MGG Investor Day  
September 10, 2024
5. Kayne Anderson Annual Partners' Meeting  
September 25-26, 2024

Mr. Schott notified the Board that he, along with Mr. H. Griffin and Mr. Smith, will be attending the Robbins Geller Public Funds Forum in September and that Robbins Geller will be covering their travel.

After discussions, the motion was seconded by Councilman Whyte, and it carried unanimously.

## **APPLICATIONS AND REFUND OF**

**CONTRIBUTIONS:** Vice Chairman Reed made a motion to approve the following Service Pension Applications, Beneficiary Applications and Refund of Contributions:

### Service Pensions

1. A 29 year, 6 month service pension for Fire Engineer Marvin A. Borth, effective July 1, 2024.
2. A 27 year, 4 month service pension for Fire Captain Lisa L. Jimerson, effective July 1, 2024.
3. A 38 service pension for Fire Lieutenant Richard Marquez, effective July 1, 2024.

4. A 28 year, 8 month service pension for Police Officer Gerald Rodriguez, effective July 3, 2024.
5. A 28 year, 9 month service pension for Police Detective Steven C. Huffman, effective July 4, 2024.
6. A 33 year, 4 month service pension for Fire Engineer Michael A. Dixon, effective August 1, 2024.
7. A 29 year, 1 month service pension for Police Captain Anthony J. Maziek, effective August 1, 2024.
8. A 26 year, 11 month service pension for Fire Fighter Timothy Lawrence Menchaca, effective August 1, 2024.

#### Beneficiary Pensions

1. A lump sum death benefit to the Estate of Retired Police Officer Donnie Lee Milewski, effective February 2, 2024.
2. A beneficiary pension for Mrs. Gloria Ann Riojas, widow of retired Police Lieutenant Ernesto F. Riojas, effective June 6, 2024.
3. A beneficiary pension for Mrs. Dora R. Fuentes, widow of retired Police Detective Alfred C. Fuentes, effective June 11, 2024.
4. A beneficiary pension for Mrs. Kay St. Clair, widow of retired Fire Engineer David St. Clair, effective June 24, 2024.
5. A beneficiary pension for Mrs. Raquel R. Saucedo, widow of retired Police Lieutenant David G. Saucedo, effective July 7, 2024.

#### Refund of Contributions

1. A 14 year, 11 month refund of contributions for Fire Fighter Justin T. Hutto, effective June 14, 2024.
2. A 1 year refund of contributions for Police Officer Elizabeth Tan-Johnson, effective June 16, 2024.
3. A 1 year refund of contributions for Police Officer Nathan L. Erekson, effective June 23, 2024.

4. A 5 year, 10 month refund of contributions for Police Officer Kellie D. Ashby, effective July 17, 2024.

Councilman Whyte left the meeting at 10:30 a.m.

The motion was seconded by Mr. S. Griffin, and it carried unanimously.

Restoration of Service Credit for Uniformed Service

1. Buyback of military leave for Fire Lieutenant Dionicio Lopez.

Chairman Rodriguez reported that this item will be postponed to the August Board Meeting.

**EXECUTIVE  
DIRECTOR  
REPORT:**

**FIRE CADET CLASS 2023-C – GRADUATION DATE JULY 3, 2024**

Mr. Schott requested Board approval to accept the Fire Cadet Class 2023-C into the membership. Vice Chairman Reed made a motion, seconded by Mr. S. Griffin to approve, and it carried unanimously.

**POLICE CADET CLASS 2023-E PRESENTATION**

Mr. Schott informed the Board that the Police Cadet Presentation is scheduled for July 30, 2024, at 1:30 p.m. He encouraged Police Trustees to attend if they were available.

**MEMBER COMMUNICATION POLICY REQUESTS**

Mr. Schott reported that he had received a request from an affiliated group with regards to communications with the membership, in accordance with the Pension Fund's Membership Communication Policy.

- SA Fire & Police Pensioners' Association

After discussion, Mr. H. Griffin made a motion to approve the request. The motion was seconded by Vice Chairman Reed, and it carried unanimously.

**BRIEFING ON HISTORICAL DATA - RETIREMENTS AND REFUND OF CONTRIBUTIONS**

Mr. Schott provided the Board with a report showing the number of fire and police members who had separated from service, whether through retirement or otherwise.

**MONTHLY FINANCIAL PLANNING SEMINAR – ATTENDANCE NUMBERS**

Mr. Schott provided the Board with a report showing the number of attendees at the Pension Fund's monthly Financial Planning Seminars.

**FINANCIAL REPORT FOR PERIOD ENDING JUNE 30, 2024**

The Statement of Net Plan Assets for the period ending June 30, 2024, was \$4B.

**COMMITTEE REPORTS:****PERSONNEL/AUDIT COMMITTEE**

Mr. H. Griffin reported the Personnel/Audit Committee met on July 24, 2024, to begin the procurement process for the Pension Fund's securities litigation firms. He reminded the Board that under the Pension Fund's Procurement Policy, the Pension Fund is required to conduct a review of the Fund's professional service providers at least once every five years. The Pension Fund has conducted several of these reviews over the past couple of years with the latest being the Real Estate Consultant, and the securities litigation firms were identified as the next professional service providers for review.

The Committee discussed the Fund's current Securities Litigation Policy which allows the Fund to retain up to five firms to monitor the Fund's investment portfolios, and it was noted that the Pension Fund currently has five portfolio monitoring firms on retainer. The Committee discussed the possibility of changing the policy to increase that number and weighed the pros and cons of doing so.

The Committee considered various ways to approach the procurement process as well as the best way to evaluate both the current firms and potential new firms, in light of the fact that many of the standard comparison measures such as fees or performance metrics simply do not apply. Staff provided the Committee with the most recent annual ranking showing the U.S. securities litigation firms that had achieved the highest settlements, and it was noted that most of the Pension Fund's current firms are on that list.

After discussion, the Committee identified three firms to invite to the August Committee meeting to present their capabilities: Labaton Sucharow, Motley Rice, and Wolf Popper. Mr. H. Griffin requested that if any Board Members had additional firms they would like included, to let staff know.

Lastly, Mr. H. Griffin reported that the Annual Audit approved by the Board in June had been finalized and submitted to the Texas Pension Review Board with no additional changes. A copy of the final Annual Audit was provided to the Board.

### **DISABILITY COMMITTEE**

Mr. H. Griffin reported the Disability Committee met July 25, 2024, to conduct its annual review of the disability pensioners' tax returns, as required by the Pension Law. After review, the Committee directed staff to follow-up with several of the disability pensioners to obtain additional documentation or information. There were also four disability pensioners that have filed extensions, and the Committee unanimously recommended that the Board approve these extensions. Mr. H. Griffin made a motion on behalf of the Committee to approve. The motion was seconded by Vice Chairman Reed, and it carried unanimously.

The Committee also discussed the current eligibility, benefits and disqualification sections of the Pension Law dealing with disability pensions. Most of the discussion focused on the pre-existing condition section of the Law and the potential difficulties in fully enforcing this issue. After a lengthy discussion, the Committee determined the current language is sufficient.

### **LEGISLATIVE COMMITTEE**

Vice Chairman Reed reported the Legislative Committee met on July 25, 2024, to continue discussions on proposed legislative changes for the 2025 Legislative Session. He reminded the Board that at the June Board Meeting, the Board unanimously approved a motion to engage the Pension Fund's actuary to calculate the cost of increasing the COLA to 100% for those retirees that retired between October 1, 1999 and September 30, 2001, and to also calculate the cost of increasing the COLA to 100% for those retirees that retired between October 1, 1999 and September 30, 2003. At the July Committee Meeting, staff provided the Committee with the pricing information. A copy of the Actuary's report was provided to the Board. The Committee had a lengthy discussion regarding the costs and the impact on the Pension Fund's funding level and years to amortize the Fund's liability. After discussion, the Committee directed staff to consult with the Texas Pension Review Board with regard to its position on a potential bill that increased the COLA for a small group of retirees. The Committee will schedule another meeting in August once staff has received this information.

### **INVESTMENT COMMITTEE**

Mr. Smith reported the Investment Committee met on July 24, 2024.

The first item on the agenda was an update on the real estate consultant RFP. The Committee discussed each of the RFP finalists and received feedback from those who attended the onsite visits. After discussions, the Committee decided to retain The Townsend Group as the Pension Fund's real estate consultant and directed staff to monitor Townsend's ownership transition. Staff will inform the Committee if any concerns arise.

The Committee then discussed rebalancing to raise cash in anticipation of expected capital calls and covering pension benefits. During the discussion, Mr. H. Griffin requested that staff present an analysis of the Pension Fund's cash flows at a future Committee meeting. After discussions, the Investment Committee voted to recommend that the Board liquidate \$30 million from the Northern Trust Russell 1000 Index Fund and move those funds to the Pension Fund's cash account. Mr. Smith made a motion on behalf of the Committee to approve. The motion was seconded by Mr. H. Griffin, and it carried unanimously.

#### **SAN ANTONIO F&P PROPERTY HOLDING CORPORATION**

Mr. S. Griffin reported the Property Holding Corporation met on Thursday, July 25, 2024, to discuss several issues.

The Corporation first received the initial appraisals of the three office buildings owned by the Corporation. The Corporation conducts these appraisals every three years to ensure the properties are being valued correctly on the Corporation's financial statements. Lowery Property Advisors conducted the appraisals and presented its preliminary results: the Parkway Center Building was appraised at \$11,700,000, the Shavano Center III Building was appraised at \$12,000,000, and the Shavano Center IV Building was appraised at \$9,800,000. The Board had numerous questions regarding the appraisals, especially in light of the Corporation's recent efforts to sell the buildings. After discussion, the Board asked the appraiser to conduct further review and analysis of the comparables and cap rates used in their calculations. The Board will receive the final appraisals at the next Corporation meeting.

Next, the Corporation formally approved the settlement of the tenant default litigation. The Corporation was satisfied with the ultimate resolution of the case, especially in light of the costs and risks involved in fully litigating the case.

The Corporation also received a leasing update from Sullivan Commercial. Shavano Center III is 90% leased, Shavano Center IV is 80% leased and Parkway Center is 75% leased.

Finally, Sullivan provided a construction update on the two Shavano Center buildings. The renovations to the common areas in Shavano III have begun with an estimated completion date in late September. The tenant improvements for the Sono Bello space in Shavano IV that began in March are continuing on pace and are expected to be completed by late August.

**DISBURSEMENTS:** Mr. S. Griffin made a motion to approve the disbursements for July 30, 2024. Mr. Smith seconded the motion, and it was approved unanimously.

**MEMBERS TO  
BE HEARD:** None.

**ADJOURNMENT:** Vice Chairman Reed made a motion to adjourn the meeting at 10:59 a.m. The motion was seconded by Mr. S. Griffin, and it carried unanimously.

**APPROVED BY THE BOARD OF TRUSTEES AT THE  
REGULAR MEETING HELD ON August 27, 2024.**

\_\_\_\_\_  
**Mayoral Designee Justin Rodriguez, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Councilwoman Dr. Adriana Rocha Garcia, Secretary**