

# City of Miramar Firefighters' Retirement Plan

## MINUTES OF MEETING

November 18, 2022

Chairman Leo Nunez called the hybrid meeting to order at 9:02 A.M. in the Meeting Room of Fire Station 107 located at 11811 Miramar Parkway, Miramar, FL. Those persons present were:

### TRUSTEES PRESENT

Leo Nunez, Chairman  
Cliff Ricketts, Secretary  
Steve Bloom, Trustee  
Patricia Barry, Trustee- remote  
James Estep, Trustee

### TRUSTEES ABSENT

### OTHERS PRESENT

Amanda Kish; Resource Center; Admin  
Bonni Jensen; Klausner, Kaufman, Jensen & Levinson; Attorney  
Greg McNellie; Dahab & Assoc; Consultant  
Don Dulaney, Dulaney & Company Inc  
Greg Pittenger – Principal  
Abby Howard – Intercontinental

### PUBLIC COMMENTARY

Leo Nunez invited those present to address the Board with public comments. There were no comments currently.

### MINUTES

The October 2021 minutes were presented for review.

- Patricia Barry made a motion to approve the minutes for October 2021 as presented. The motion received a second by Cliff Ricketts and was approved by the Trustees 5-0.

### MANAGER PRESENTATION (Greg Pittenger , Principal)

Greg Pittenger introduced himself to the Board. He reviewed the Core real estate portfolio. The Board has invested 11 million dollars with the principal. Mr. Pittenger reviewed the assets within the portfolio. The portfolio is very focused on income. The portfolio has 14.6 billion dollars in assets with a strong occupancy. Real Estate may see some struggles going forward but will still have positive returns. If the Board would like to get out of the fund, there will be a queue because of the lack of transactions. Principal has significant investments in Florida and the West Coast and Mid- West. Principal investment heavily in residential occupancy is increasing and residential is still a stable market. The principal does for sees some declines in office space and will continue to see some declines in future. A way to prevent the office space decline is investing in medical offices, life science or warehouse. Mr. Pittenger continued to review the report and the asset allocation.

Patricia Barry attended remotely.

- James Estep made a motion to approve Patricia Barry attend remotely. The motion received a second by Steve Bloom and was approved by the Trustees 4-0.

### MANAGER PRESENTATION (Kristin Phalen and Paul Nasser Intercontinental)

Paul Nasser introduced himself to the Board. He reviewed Intercontinental investment strategy. The fund is up 15.2 billion dollars in assets and there are 154 properties in the fund. The fund has over \$176 million coming into the portfolio. The original commitment was 6 million and increased to 11.2 million. The fund has received dividends of 1.2 million dollars. Prior to COVID the fund was over weighted to office, and they moved slowly away from office. Mr. Nasser stated they would like a portfolio weighing 30% of office space. The portfolio is overweight in multifamily, and the properties have done very well. Intercontinental has a low exposure to retail. The portfolio is

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geared to Primary markets and Investment Structure. Mr. Nasser addressed Office Space and stated that Intercontinental will continue to lower the exposure to office space. He stated that they do like the office they are exposed to like office headquarters and office spaces leases are for 6 years. The 4<sup>th</sup> quarter will be positive for income, but negative for appreciation. Mr. Nasser continued to review the report and the market environment. Intercontinental does have an exit que the next que is after 2023. Intercontinental has not set up a gate at this time.

### ACTUARY REPORT

Mr. Dulaney recommended the supplemental amount for 2023.

### INVESTMENT CONSULTANT REPORT

Greg McNellie of Dahab & Associates appeared before the Board to present the quarterly report for the period ending September 30, 2022. Mr. McNellie reported fiscal year end returns of the following: The Fund was down -4.2% (net of fees) above the bench of -4.3%. Domestic equities were down -4.4% below the bench of 4.5%; large cap core -4.9% and large capital growth -5.1% versus the bench of -3.6%. Mid cap equity was down at -3.1% below the benchmark -2.5% the bench of 8.1%; small cap equity was down -5.2%; foreign, real assets were down -0.3% and fixed income was down at -7.8%; all of which resulted in the Plan being in the top 37th percentile of the public fund universe. Total returns for the ten years are in the top half of the public fund universe.

Mr. McNellie updated the Board on the Large Capital Value Search. He stated that he narrowed down the manager's search and will have them present at the January meeting.

Mr. McNellie updated the Board on the Hancock funding status.

### ATTORNEY REPORT

#### Memorandum, Regarding PTSD and PSBO:

Mrs. Jensen presented the public safety office act of 2022. The safe street act has been amended by congress to add death benefits for officers suffering from post-traumatic stress disorder. Mrs. Jensen continued to review the memo's congressional findings.

#### Delaware Law Change Permits Companies to Insulate Corporate:

Mrs. Jensen presented a memo regarding the Delaware law change to permit companies to insulate corporate officers from liability for reckless conduct. The law change that protects the Board of Directors from personal liability will be amended to protect the Corporate Officers. The Board held a discussion regarding the law change. Mrs. Jensen recommended writing a letter to the active managers who participate in proxy voting to vote no to the Delaware Law Change.

- Cliff Ricketts made a motion to approve the plan attorney to write a letter on the Boards behalf voting no to the Delaware Law Change. The motion received a second by Steve Bloom and was approved by the Trustees 5-0

#### Summary Plan Description:

Mrs. Jensen presented the Summary Plan Description to the Board. She reviewed the changes to the SPD.

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- Steve Bloom made a motion to approve the Summary Plan Description. The motion received a second by Cliff Ricketts and was approved by the Trustees 5-0

### ADMINISTRATOR REPORT

#### BENEFIT APPROVAL:

Mrs. Kish presented the revised benefit approval and the benefit approval dating November 18<sup>th</sup>. Mrs. Kish reviewed the changes made to the revised benefit approval and the changes the Board suggested.

- Cliff Ricketts made a motion to approve the November and Revised Benefit Approval as presented. The motion received a second by Steve Bloom and was approved by the Trustees 5-0.

### MINUTES

The October 2022 minutes were presented for review.

James Estep made a motion to approve the minutes for October 2022 as presented. The motion received a second by Cliff Ricketts and was approved by the Trustees 5-0.

### ENGAGEMENT LETTER

Mrs. Kish presented the Board with the audit engagement letter. The Board reviewed the letter.

- Steve Bloom made a motion to approve the Auditor Engagement Letter. The motion received a second by Cliff Ricketts and was approved by the Trustees 5-0.

### DISBURSEMENTS

Amanda Kish presented the disbursement report and financial statements for review.

- Cliff Ricketts made a motion to approve the disbursements as presented. The motion received a second by Steve Bloom and was approved by the Trustees 5-0

### RESOURCE CENTERS SOC 1 AUDIT:

Mrs. Kish presented the SOC 1 audit findings to the Board; Resource Centers audit had a clean opinion. A clean opinion is the highest opinion given by auditors.

### OTHER REPORTS

### OLD BUSINESS

### NEW BUSINESS

### ADJOURNMENT

The Trustees acknowledged their next meeting date was set for January 20, 2023.

- Cliff Ricketts made a motion to adjourn the meeting at 11:33 AM. The motion received a second by Sue Finn and was approved by the Trustees 5-0.

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Respectfully submitted,

Cliff Ricketts, Secretary