



FIRE AND POLICE RETIREE HEALTH CARE FUND, SAN ANTONIO



AGENDA
BOARD OF TRUSTEES MEETING
FIRE AND POLICE RETIREE HEALTH CARE FUND
TO BE HELD AT THE OFFICE OF MARTIN & DROUGHT
300 CONVENT, SUITE 2500, SAN ANTONIO, TX 78205
Monday February 24, 2020 – 10:00 a.m.

1. Call to Order:
2. Roll Call:
3. EXECUTIVE SESSION (Discussion only – Closed to Public):
The Board of Trustees may recess the meeting to the public at any time and hold an Executive Session pursuant to the Texas Open Meetings Act, Chapter 551.071, of the Texas Government Code. Such Act provides for Executive Session on any matter to be considered during the meeting as it relates to consultation with attorneys, real property, personnel and other matters. While any matter on the Agenda may also be discussed, these specific matters will be discussed with counsel in Executive Session:
 - a. **Government Code §551.072 – Discussions Regarding Purchase, Exchange, Lease, or Value of Real Property if Deliberation in an Open Meeting Would Have a Detrimental Effect on the Position of the Health Fund in Negotiations with a Third Party;**
 - b. **Government Code §551.071 - All Matters Where the Health Fund Seeks the Advice of its Attorney as Privileged Communications under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas;**
 - c. **Pending or Contemplated Litigation; and**
 - d. **Government Code §551.074- Personnel Matters involving Senior Executive Staff and Employees of Health Fund.**
4. Minutes (Discussion and possible action):
 - Board Meeting Minutes for January 27, 2020
5. Committee Reports (discussion and possible action):
 - a. Investments:
 - Update target Asset Allocation
 - Commitment of 6 Million to Portfolio Advisors Direct Credit opportunities Fund III
 - Commitment of 6 Million to Ares Pathfinder Fund I
 - Commitment of 13 Million to DRA Growth and Income Fund X
 - b. Personnel/Audit:

- c. Benefits:
 - d. Legislative:
6. Administrative report (discussion and possible action):
- a. Draft financial reports and list of expenditures for January 2020
 - b. Ratification of Lease Agreement dated February 5, 2020 between 5530 Tezel, LLC, as Landlord, and the Fund, as Tenant, for a commercial building containing approximately 7,000 square feet of space, situated at 5530 Tezel Road, San Antonio, Texas, containing the following material terms: (i) three-year term; (ii) monthly rental of \$11,958.33 base rent plus "triple net" pass-through charges (taxes, insurance, and common area maintenance) of \$5,710.83 (subject to annual escalation); (iii) Fund responsible for maintenance and repair of building during term (iv) option to terminate (Inspection Period) for 30 days following date of Lease; and (v) 24-month option to purchase the shopping center in which the building is located for \$2,500,000.
- Authorization for the Executive Director to (i) negotiate and enter into such contract(s) as he deems necessary for the construction of interior improvements to the building to render the premises suitable for use as a medical clinic, and (ii) make all expenditures required under the Lease and construction contract(s).
7. Consultant Reports (discussion and possible action):
- a. Legal: Report by Frank Burney
8. Educational Opportunities (discussion and possible action):
- NCPERS: ACE 2020
May 10-13, 2020
 - Fort Washington: 2020 Private Equity Annual Meeting
May 28, 2020
9. Adjournment:

NOTE:

Enumerated agenda items are assigned numbers for ease of reference only and will not necessarily be considered by the Board in that particular order. For those that wish to address any Agenda item, they will be allowed up to 3 minutes (6 minutes if translation is needed) if they register at the beginning of meeting, For those who need assistance due to physical challenges, accommodations can be made by contacting James Bounds at 210-494-6500.