

**SOUTHFIELD EMPLOYEE RETIREMENT SYSTEM
SPECIAL MEETING – THURSDAY – MARCH 28, 2019
Bldg. Dept. Conference Room – Main Municipal Building – 5:45 p.m.**

MINUTES

Board Members Present: Julius Maisano, Chair; Edward Gardella; David Hersh; Shirley Lightsey; L. Susan Mannisto; Ronald Miller

Board Members Absent: Mark Jubas, Donna Sanders (alternate)

Others Present: Megan Battersby, Retirement Administrator/SERS; Chris Kuhn, Investment Consultant/AndCo; Greg Eberhardt/PCCP; Steve Hagenbuckle and Pat Melton/TerraCap

The meeting was called to order at 5:50 p.m. by Julius Maisano, Chair

APPROVAL OF AGENDA

March 28, 2019 Special Meeting Agenda

MOTION #S-19-037

Motion by Lightsey, supported by Mannisto, to approve Agenda, Southfield Employee Retirement System, Special Meeting, Thursday, March 28, 2019.

Motion Carried Unanimously

PUBLIC COMMENT

MANAGER PRESENTATIONS

PCCP/TerraCap

The Board interviewed two value added real estate firms, PCCP and TerraCap. Greg Eberhardt presented for PCCP, reviewing the firm structure, investment team, investment process, target markets, property sourcing and enhancements techniques, historical performance, and fund terms. He also reviewed several acquisitions to provide additional color to their process. Patrick Melton and Steve Hagenbuckle presented for TerraCap, reviewing the firm structure, investment team, investment process, target markets, property sourcing and enhancements techniques, historical performance, and fund terms. They also reviewed several acquisitions to provide additional color to their process. After the presentations, the Board discussed the merits for the two firms and elected to retain both for a \$2MM allocation. The pending interviews to open-ended vehicles were cancelled.

MOTION #S-19-038

Motion by Hersh, supported by Gardella, upon the recommendation of the Board's Investment Consultant, to increase the Real Estate allocation from 6% to 8%, reduce the U.S. Equities allocation from 47% to 46%, and reduce the International Equities allocation from 15.5% to 14.5%.

Motion Carried Unanimously

MOTION #S-19-039

Motion by Mannisto, supported by Hersh, upon the recommendation of the Board's Investment Consultant, to allocate \$2 mill each to new managers PCCP and TerraCap upon the recommendation of the Board's Investment Consultant..

Motion Carried Unanimously

There being no further business to come before the Board, the meeting was adjourned at 7:40 p.m.

Prepared by Megan Battersby, Retirement Administrator

Approved by Board Motion on April 16, 2019