

CORAL GABLES RETIREMENT SYSTEM

Minutes of April 11, 2024

City Hall, Commission Chambers

405 Biltmore Way. Coral Gables, FL 33134

8:00 a.m.

MEMBERS:

A	S	O	N	J	F	M	A
23	23	23	23	24	24	24	24

APPOINTED BY:

Vacant	-	-	-	-	-	-	-	Mayor Vince Lago
Alex Mantecon	E	P	E	P	P	P	E	Commissioner Castro
Juan Lucas Alvarez	P	P	P	P	P	P	P	Commissioner Ariel Fernandez
Michael Gold	E	P	P	P	P	P	E	Commissioner Kirk Menendez
Manny Carreno	P	P	P	P	P	P	E	Commissioner Rhonda Anderson
Joshua Nunez	P	P	P	P	P	P	P	Police Representative
Christopher Challenger	P	P	P	P	P	E	P	Member at Large
Sureya Serret	P	P	P	P	P	P	P	General Employees
Troy Easley	P	E	P	P	P	P	P	Fire Representative
Diana Gomez	P	P	P	P	P	P	P	Finance Director
Raquel Elejabarrieta	P	P	P	P	P	P	P	Labor Relations and Risk Management
Rene Alvarez	P	E	P	P	P	E	P	City Manager Appointee
James Gueits	-	-	-	-	-	-	P	City Manager Appointee

STAFF:

Kimberly Groome, Administrative Manager
 Manuel Garcia-Linares, Board Attorney
 Dave West, AndCo Consulting
 Edemir Estrada, Gabriel Roeder Smith
 Melissa Zrelack, Gabriel Roeder Smith

P = Present
 E = Excused
 A = Absent

1. Roll call.

Chairperson Mantecon called the meeting to order at 8:07 a.m. Vice-chairperson Gold, Mr. Carreno and Mr. Rene Alvarez were excused. Ms. Elejabarrieta was running a few minutes late.

2. Consent Agenda.

All items listed within this section entitled as also in attendance "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the Retirement Board or a citizen so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.

2A. The Administrative Manager recommends approval of the Retirement Board meeting minutes for March 14, 2024.

- 2B. The Administrative Manager recommends approval of the Other Public Employer Service Purchase time of James Dolan, III (Firefighter) - requesting to buy back 955 days (2 years, 7 months and 11 days).
- 2C. The Administrative Manager recommends approval of the following invoices:
 - 1. Gabriel Roeder Smith invoice #485602 for March 2024 administrative services in the amount of \$18,137.25.
 - 2. Gabriel Roeder Smith invoice #485875 for January, February and March 2024 actuarial services in the amount of \$16,942.00.

A motion to approve the Consent Agenda was made by Mr. Challenger and seconded by Mr. Nunez. Motion unanimously approved (8-0).

3 Comments from Retirement Board Chairperson.

Chairperson Mantecon had no comments; he expressed his appreciation to Vice-chairperson Gold for being available to step in at the last Retirement Board meeting.

4. Items from the Board Attorney.

Mr. Garcia-Linares mentioned he's been dealing with a case regarding a retiree's daughter who thought she was one of the beneficiaries of the plan after her father passed away. He has also been monitoring a QDRO that was entered for another employee.

The next item was related to a buyback notice that is sent to employees entitled to purchase either military service time or previous public service time within 180-days from the date they completed 5 years of service with the Retirement System. As the previous Administrative Manager, Ms. Groome had been sending the notice; however, as part of the transition between Ms. Groome and GRS, the notice had not been sent out to 8 employees; 3 of which are past the 180-days.

Mr. Garcia-Linares spoke to the City Attorney and they both agreed that the notice still needs to be sent out to those 3 employees that are past the 180-days; he also confirmed there's no cost to the system and no change to the Ordinance is needed.

A motion to send the buyback notice to the 3 employees eligible to purchase military service time or previous public service time and extend the 180-days from the date of the notice was made by Ms. Gomez and seconded by Mr. Challenger. Motion unanimously approved (9-0).

Mr. Garcia-Linares explained to the Board that he asked Ms. Groome and GRS to meet and have a discussion regarding what needed to be done; including the reviews to disability cases; this hasn't been done since COVID and it's a handful of 5 or 6 retirees.

Chairperson Mantecon asked what kind of system does GRS have in place for sending different notices that need to go out. Ms. Zrelack responded she has notifications set up in her calendar, and Ms. Estrada added that GRS's admin team also conduct internal meetings every week and go over the current tasks, items that are coming up in the near future, and deadlines.

As per Mr. Gueits' request, Mr. Garcia-Linares will review the Ordinance and compare it to the list of administration services to ensure all services to the Retirement System are included on the list.

5. Items from the third-party Pension Administrator.

Ms. Estrada confirmed that GRS's admin team had recently met with Ms. Groome to go over the list of plan administration services and they may have to meet again within a few months in case anyone still has questions.

Once the audit was complete, GRS team had looked at items that could be improved in order to not miss a deadline. The electronic files provided by Ms. Groome did not include members' files and GRS is working with the City Clerk's office to have access to Laserfiche and securely access that system to retrieve members' files when needed.

Additionally, and due to the City's new payroll system (INFOR), GRS and Ms. Groome are working together on the files that need to be provided to GRS.

Ms. Estrada questioned whether or not GRS would be able to have access to the City's new payroll system once Ms. Groome retires, to which Ms. Gomez explained that there will be further discussions about that subject approximately 3 months prior to Ms. Groome's retirement. The City will coordinate with Ms. Groome to ensure there is a City liaison to work with GRS. It is possible to give GRS view-only access to INFOR, but that will be decided after future conversations with the City and their IT department.

6. Investment Issues.

Dave West spoke about Mariner's company logo and the status of their transition.

The news in the first print were exceptionally good. The markets continue to carry some really nice momentum forward. Arguably, the big drive in equities has been a function of a strong underlying economic fundamental stronger than expected.

The corporate earnings situation has been pretty good and he believes the big news for this reporting period probably came out yesterday with the CPI release.

The Serenitas fund usually puts out a very positive return when the fixing income market is negative, so we would expect a good month in April.

Mr. West provided an overview of the index returns, as well as the asset allocation as of March 31, 2024 and the rebalancing as discussed at the last meeting.

International equity has also continued to rally; for next month's meeting there might be a recommendation to do another profit taking rebalancing.

Total Fund Market Value as of 3/31/2024 was \$501,589,624.

Mr. West indicated there was a market write down in the TerraCap portfolio; they came forward with a 25% market value markdown. Usually if a manager is going to have a significant change in the portfolio, they're going to let the consultants know and consultants can let the clients know what's happening and that gives time to know what's going on. There are conversations with the lead of TerraCap to find out why this wasn't communicated in advance, but more importantly, what is the main driver of the write down. Additional information would be available next month.

As mentioned on previous meetings, in the current environment there's a private debt phenomenon going on and with the banks kind of forced not to lend money, there's been an awesome opportunity for private debt placement.

Real Estate represents an extraordinary relative value of opportunity compared to equities fixed income and overall alternative investments.

The preponderance of problems is with office properties and that's what makes the TerraCap write down a little bit concerning because those write downs were in multi-family development and housing.

In response to Mr. Garcia-Linares' question regarding JPMorgan and pulling out of the queue, Mr. West recommended to stay in the queue. Mr. Mantecon commented on the importance of being careful to not pulling out of things; especially like in real estate, there are triggers, such as inflation and interest rates, and Mr. Gueits also commented about the time decisions were made a couple of years ago to vote on JPMorgan and what should be done now.

Mr. Easley questioned if Mr. West knew where are they in the queue, to which Mr. West answered that no distributions are being made, there's continued pressure, and no distributions will be made during 2Q2024.

Mr. West ended his report stating he had no action recommendations.

7. Old Business.

There was no old business.

8. New Business

The informational presentation by Affiliated Development LLC was delayed and the Board requested to reschedule it to the May 9, 2024 retirement Board meeting.

9. Public Comments.

There was no public comment.

10. Adjournment.

Meeting was adjourned at 9:02 a.m.

APPROVED ON: _____