



# Winter Park Firefighters' Pension Board Regular Meeting

## Agenda

**February 6, 2025 @ 6:00 PM**

Public Safety Facility  
Ray Beary Community Room  
500 N. Virginia Ave.

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

**1. Call to Order**

**2. Consent Agenda**

- a. Approve Quarterly meeting minutes from 7 November 2024 and Quarterly Billing for October, November, & December 2024 5 Minutes

**3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

**4. Public Hearings (Public participation and comment on these matters must be in person.)**

**5. Action Items**

**6. Non-Action Items**

**7. Staff Updates**

- a. Performance Monitor- Burgess Chambers 30 Minutes
  - 1. Westwood Report
  
- b. Administrative Report 15 Minutes
  - 1. Presentation of Detailed Accounting Report- Administrative Expenses for 1 October 2023 - 30 September 2024 Fiscal Year

**8. Board Comments**

**9. Upcoming Agenda Items**

**10. Adjournment**

***Winter Park Firefighter's Pension Trust Fund***  
***Quarterly Meeting***  
***November 7, 2024 at 4:00 P.M.***

**Members:**

Lt. Stuart Merrick, Chairman  
Mike Clifford, Trustee  
Tony Gray, Trustee

**Attendees:**

Pedro Herrera, Attorney Via ZOOM  
Burgess Chambers, BCA  
Wes Hamil, Director of Finance  
Jeff Templeton, Administrator  
Bryan Templeton, Administrative Assistant  
Nick Vician, Terra Cap  
Steve Hagenbuckle, Terra Cap  
Jamie Lane, Terra Cap  
Peter Melauson, Constitutional Capital Partners  
Dan Clark, Constitutional Capital Partners

**Call to order:**

Chairman, Lt. Stuart Merrick called the meeting to order at 4:03P.M.

**Approval:**

*A motion was made* by Lt. Stuart Merrick and seconded by Lt. Tony Gray to approve the minutes from August 1, 2024, and the quarterly billing for, July-August-September 2024.  
**All were in favor.**

**Public Comment- None**

## Quarterly Report:

*Burgess Chambers, BCA, gave the Investment Summary Report:*

- For the quarter, the Plan earned \$4.0 million or +5.5% (+5.4% net) – similar to the strategic model (+6.0%) and ranked in the top 42nd percentile. The top performing asset categories were: Global Infrastructure (+14.8%, top 23rd), Small Cap Core (+9.3%, top 30th), and Mid Cap Core (+9.2%, top 30th). Private real estate mark-downs appear to have ended.
- \* For the one-year period, the Plan earned \$13.4 million or +21.3% (+21.0% net), close behind the strategic model (+22.9%) and ranked in the top 36th percentile. The top three performing asset categories were: Large Cap Growth (+42.1%, top 43rd), Large Cap Core (+36.4%, top 45th), and Infrastructure (+34.2%, top 7th). The high-quality bond product earned +11.4%, which is the best fiscal year return in 15 years.
- For the three-year period, the Plan earned \$6.5 million, averaging +3.5% (+3.2% net) per year.
- For the five-year period, the Plan earned \$24.4 million, averaging +7.7% (+7.4% net) per year. This is similar to the 10-year average.
- Beginning in January 2023, capital calls were received to fund the Ironsides Opportunities Fund II (private credit). Partial payments totaling \$1.1 million have been paid through October 2024, while \$1.9 million of the original \$3 million commitment remains to be called.
- In November 2022, a \$500K redemption was requested from the American Core Reality Fund. Payments totaling \$174K have been received through September 2024. A balance of \$326K remains. Since July 2023, American Core has distributed \$103,263 of income after the DRIP was halted.
- In November 2022, a \$500K redemption was requested from the Barings Reality Fund. Payments totaling \$250K have been received from Barings through September 2024. A balance of \$250K remains. Since October 2023 Barings distributed \$86,647.65 of income after the DRIP was halted.
- In July 2024, \$1 million of existing cash was allocated to the Fidelity US Bond product.
- In August 2024, the Premium Tax Distribution of \$456,274 was received. The distribution plus existing cash was used to purchase \$1.4 million of the Fidelity US Bond Index in September.
- In October 2024, \$281K was raised from the Fidelity 500 Index and wired to the Ironsides Opportunities Fund to satisfy a capital call.
- Westwood's large-cap value product's ten-year results were ahead of the benchmark (+10.4% vs. +9.2%). However, trailing performance over the past 12 months has pulled back annualized excess returns for the three and five year periods.
- SSI's convertible bond product was ahead of the benchmark for the quarter (+5.3% vs. +4.7%, top 49th). The product averaged

+9.6% per year for the last five years versus +11.4% per year for the benchmark, but still ranked in the top 23rd percentile. The Plan uses a convertible bond index product which has provided better complementary performance.

- Cohen & Steer’s infrastructure performance has beaten its benchmark for the one, three, and five-year periods. For the fiscal year, the asset earned +14.8%.

\* Euro-Pacific fell short of the benchmark for the quarter (+5.5% vs. +7.3%), but ten-year results (+6.8% vs. +6.2%) were ahead.

- American Realty and Barings private real estate commercial real estate programs throughout the U.S. While long-term results have benefited Plan performance, recent property write-downs have been a detractor, due to rising interest rates and office property mark downs. Therefore, the dividend reinvestment program remains halted, and capital redemptions are in progress for both American Realty and Barings until market conditions stabilize. Recent performance suggests that the severe mark downs have ended.

- TerraCap V experienced a -29.1% markdown in December 2023. The original investment was \$2 million. With property sales related redemptions, the capital balance was reduced to \$1,806,000. The performance for the quarter suggests the mark down cycle has ended.

#### Constitutional Capital Partners

#### The City of Winter Park Firefighters Pension

Plan is a \$3million investor in IOFII.

#### Net IRR to City of Winter Park Firefighters Pension Plan1

| Date        | Actual Cash Flows |
|-------------|-------------------|
| 1/20/2023.  | (471,546.35)      |
| 5/12/2023   | (456,857.85)      |
| 9/22/2023.  | 183,346.53        |
| 12/27/2023. | (91,889.58)       |
| 3/27/2024   | 129,444.78        |
| 6/18/2024   | (428,930.81)      |
| 6/30/2024   | 1,289,488.52      |

NAV at 6/30/2024. 1,289,488.52 \$

Net IRR 14%

#### Cash Flow Summary - Partners Capital Account

(based on 6/30/2024 valuations)

Contributions. 1,479,680.45

Distributions (314,996.23)

Gain/(Loss) 124,804.30

Net Asset Value 1,289,488.52 \$

#### Cash Flows Subsequent to 6/30/2024

8/20/2024. 327,069.53

10/21/2024 (281,234.80)

#### Terra Capital

##### Winter Park Fire

- Commercial real estate has been challenged for the past 2 years primarily due to higher interest rates
- Significant new apartment supply being delivered in many markets has limited rent growth in apartment assets, however the wave of new supply is declining
- Discussed TerraCap returns in all asset classes prior to interest rate hikes compared to returns after interest rate hikes
- Reviewed Winter Park Fire's investment, cash flow, and returns
- Discussed loan maturities and the fact that TerraCap has been able to successfully extend all loan maturities in Fund V through today
- Discussed the fact that 2023 valuations created unrealized markdowns, and TerraCap intends to hold properties longer than initially forecasted to focus on business plans to rebuild value
- Throughout 2024, valuations of apartments and industrial assets have been increasing as evidenced by some early appraisals received and sales TerraCap has monitored in our markets
- The reset pricing of many real estate assets could present a good opportunity to buy assets at valuations much lower than the prior peak

*A Motion was made* by Lt. Stuart Merrick and seconded by Tony Gray to reinstate dividend reinvestment on ARA American Core and Barrings Core Property Fund.

**All were in favor**

## **Attorney Report:**

*Pedro Herrera, Sugarman, Susskind, Braswell & Herrera, P.A., gave the Attorney Report:*

Pedro updated the board on all new legislative activities.

FS 287.138 Foreign countries of concern

FS 787.06 Human Traffic

## **Administrative Report:**

*Jeff Templeton, Pension Administrator, gave the Administrative Report:*

Dates for 2025 Board meetings

Feb 6, 2025 @6pm.

May 1, 2025 @6 pm.

Aug 7, 2025 @ 6pm.

Nov 6, 2025 @6pm.

The city has been advised and the community building has been reserved for these dates.

## **New Business:**

None

## **Old Business:**

None

## **Adjournment:**

Chairman, Lt. Stuart Merrick adjourned the meeting at 5:17 pm.

Respectfully Submitted,

Lt. John Bonnell, Vice Chairman/Secretary