

Minutes
The Arkansas Local Police and Fire Retirement System
Board of Trustees
Investment Committee Meeting

The Arkansas Local Police and Fire Retirement System Investment Committee met on Thursday, November 13, 2014 in the LOPFI office at 620 W. 3rd, Suite 200, Little Rock, Arkansas.

Members Present: Bev Lambert, Public Trustee, Chairman
 Mayor Mike Gaskill, Employer Trustee
 John Neal, Retired Fire Employee Trustee

Excused Member: Terry Henson, Fire Employee Trustee, Vice-Chairman

Staff Present: David Clark, Executive Director
 Tracy Warfe, Assistant Director
 Jen Sines, Secretary to the Committee

Chairman Lambert called the meeting to order at 11:16 a.m. and recognized a quorum and notification of the news media. Chairman Lambert recognized Mr. Neal in place of Mr. Henson.

Investment Consultant report

Larry Middleton, Stephens Inc., stated that as of September 30, 2014, Chickasaw was recognized as the top overall equity manager in the country in the energy strategy with a 48.8% gross rate of return.

Mr. Middleton advised the Committee that the primary topic of this meeting was the LOPFI building vacancies. When the building was purchased the current property manager was utilized, doing a very nice job in assisting with that effort. Recently the building has come through with too high of vacancies and short on success in filling the empty spaces. Mr. Middleton advised that Colliers International would be presenting a Brokerage & Management Proposal including their style, service and what they believe they can deliver to the agency in that capacity.

Manager Interview

Todd Rice and Denise Hanson of Colliers International presented to the Committee. Mr. Rice stated that Colliers International is the largest real estate firm in the state. Mr. Rice further explained the brokerage side of Colliers International with Ms. Hanson discussing management of Colliers International. Ms. Hanson stated that the building is impressive, in pristine condition, the location is amazing and they would like to work with the agency.

Mr. Middleton asked how they would interface as it related to getting information on revenue, expenses, etc. Ms. Hanson stated they would present monthly operating statements and could provide a customized report with any information needed quarterly. Mr. Clark inquired about personal guarantees obtained from tenants when leasing space. Ms. Hanson advised a personal guarantee clause is in their lease documents. Chairman Lambert declared that although this is a large firm, they are a locally based and that is comforting to him.

Mr. Gaskill made a motion, seconded by Mr. Neal, to sign a contract with Colliers International. The motion passed unanimously. Mr. Middleton stated he thinks Colliers International is a good fit for the agency.

The Committee adjourned at 11:59 a.m.

Respectfully submitted,

Approved 12/04/14

Jen Sines
Recording Secretary for the Committee