THE COUNTY OF CHESTER

COMMISSIONERS
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Marian D. Moskowitz
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RETIREMENT BOARD MEETING MINUTES

May 2, 2024

1. **CALL MEETING TO ORDER** — **CALL TO ORDER**
The public meeting of the Chester County Retirement Board was called to order at 1:01 PM on Tuesday, May 2, 2024 in the Commissioners' Boardroom by the Chair of the Retirement Board, Josh Maxwell. Commissioner Eric Roe and Treasurer Patricia Maisano were also present.

2. **MINUTES OF PREVIOUS MEETINGS** — **MINUTES APPROVED**
Commissioner Roe made a motion to approve the Retirement Board Meeting minutes from the last meeting on March 19, 2024. Treasurer Maisano seconded the motion. Motion carried to approve the minutes from the March 19, 2024 Retirement Board Meeting.

3. **PUBLIC COMMENT ON AGENDA ITEMS** — **PUBLIC COMMENT**
Michael Heaberg expressed concerns about the Fund's performance.

James DiLuzio asked about the Fund's real estate allocation, and if the investment has been a loss or gain.

There was no further public comment on agenda items.

4. **ADOPTION OF AGENDA** — **ADOPTION OF AGENDA**
Commissioner Roe made a motion to adopt the agenda. Treasurer Maisano seconded the motion. Motion carried to adopt the May 2, 2024 Retirement Board Meeting agenda.

5. **PERFORMANCE UPDATE REPORT** — **PERFORMANCE UPDATE REPORT**
Steve Roth and Bill Dahab of Dahab Associates provided a first quarter performance report for the Chester County Employees' Retirement Fund. It was noted that at the end of the first quarter on March 31, 2024, the fund was valued at $540,732,950, up $22,981,072 from December's quarter ending value.

Mr. Roth noted that the inflation rate is 2.8% and the unemployment rate is 3.8%, both down from last quarter. He also noted that real estate remains a good investment when looking at long-term returns, despite showing a lesser quarterly performance. In the first quarter, real estate lost 1.2%, but still performed 1.2% better than the NCREIF NFI-ODCE index return rate of -2.4%. Over the past year, the real estate investment has returned -9.4%, which is better than the benchmark of -11.3%.

Mr. Dahab reaffirmed that real estate is a long-term investment. He reminded the Board that although they made the asset reallocation decision in 2021 to put 5% in private equity and 10% in real estate, the real estate portion was not actually funded until 2022. He reported that they expect a 7% return yearly in real estate, and that they are only interested in low debt portfolios in the real estate sector. Mr. Dahab informed the Board that typically Funds doing poorly in real estate are investing in riskier, higher debt portfolios.

Commissioner Roe asked Dahab Associates if they expected the Fund to be impacted because it is a Presidential Election year, to which Mr. Dahab responded that although there is no way to truly know, he is not worried, and that typically the market goes up in an election year.

6. PUBLIC COMMENT **PUBLIC COMMENT**

James DiLuzio asked the Board to consider a death benefit increase to current pensioners.

There was no further public comment.

7. ADJOURNMENT **ADJOURNMENT**

Commissioner Roe made a motion to adjourn, which was seconded by Treasurer Maisano. Motion carried to adjourn the meeting. Meeting adjourned at 1:50 PM.

<u>Taken by Taylor Pettit</u>
On behalf of Chief Clerk Erik T. Walschburger