

**MINUTES OF THE TOWN OF FARMINGTON RETIREMENT BOARD MEETING
HELD ON DECEMBER 7, 2022**

PRESENT:

Board Members

Keith Vibert
Joan Valenti
Christopher Jesudowich
Robert Brochu
Rob Huelin
Geoffrey Porter

Other:

Matt Smith
Christopher Rowllins
Joseph Swetcky

CALL TO ORDER

The meeting was called to order at 4:30 p.m. by Mr. Vibert.

PUBLIC COMMENTS

There were no members of the public present.

REVIEW AND ACTION ON THE MINUTES OF THE MEETING OF SEPTEMBER 28, 2022

Mr. Porter moved to approve the minutes of the Retirement Board meeting of September 28, 2022. Mr. Brochu seconded the motion, and the minutes were approved as presented.

INVESTMENT PERFORMANCE REVIEW QUARTER ENDED SEPTEMBER 30, 2022

Mr. Rowllins introduced Matt Smith, a colleague at Fiducient Advisors who was planning to speak on the real estate component of the investment portfolio. Mr. Rowllins reviewed the Portfolio Dashboard, which is a summary of the investment performance. He noted that for the quarter to date, the portfolio was down -5.7% versus its benchmark which was down -5.5%. For the year to date the portfolio was down -19.8%, which was in line with its benchmark which was down -19.4%. The portfolio was valued at \$94.8 million at the beginning of the quarter and on September 30th stood at \$92,062,009.

In comparison to the Target Allocation:

Asset Class	Target Allocation	Actual Allocation	Difference
Short Term Liquidity	0.0%	2.5%	+2.5%
Fixed Income	35.3%	34.7%	-0.6%
Domestic Equity	33.3%	32.1%	-1.1%
International Equity	24.5%	22.1%	-2.4%
Real Estate	7.0%	8.6%	+1.6%

Mr. Rowllins reminded the Board members that the international equity allocation would gradually decrease to a target allocation of 16.5% while the fixed income and domestic equity target allocations would increase to 39.3% and 37.2% respectively. This was in accordance with the Board's vote at the September 28, 2022, meeting. It was also noted that Fiducient Advisors had placed the Fidelity Total Bond Fund on "Discuss" status due to some manager changes that were announced by Fidelity.

Mr. Smith gave a brief presentation on the Barings Core Property Fund. The fund has been in existence since 2004. It currently has 45 investments with a net asset value of \$2.9 billion. The geographic

exposure is predominantly in the west and south. By sector, 29.1% of holdings are in multifamily; 28.4% is in industrial; 25.3% is in office and only 12.6% is in retail. The one-year rolling returns were:

Income	3.55%
Appreciation	10.68%
Gross Total	14.48%
Net Total	13.71%

Mr. Rowlin also presented the investment performance results for October 2022. For the month, the investment portfolio returned 3.4%, which was better than its benchmark which returned 3.0%. Plan assets were valued at \$94.4 million, an increase of \$2.3 million from the previous month. Domestic equity returned 9% for the month, with the value components having a strong month.

Mr. Rowlin concluded his presentation by noting that Fiducient Advisors did not have any recommended changes at this time.

There being no further business, Mr. Huelin made a motion to adjourn the meeting. The motion was seconded by Mr. Brochu and approved. The meeting was adjourned at 5:27 p.m.

Respectfully submitted,

Joseph Swetcky, Jr.

Joseph Swetcky, Jr.
Director of Finance

Approved by the Town of Farmington Retirement Board on March 29, 2023.