



**SFERS**

San Francisco Employees' Retirement System

City and County of San Francisco  
Employees' Retirement System

**INVESTMENT COMMITTEE**

**MINUTES**

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**Wednesday, September 15, 2021**

1:00 PM

**Meeting Held by Teleconference Pursuant to the Governor's Executive Order N-29-20 and the Fifth Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency**

**During the Coronavirus Disease (COVID-19) emergency, the Retirement System's regular meeting room, 1145 Market Street, 6th Floor, is closed.** Commissioners and Retirement Staff will convene remotely. The public may listen to the committee meeting "live" by **dialing 415-655-0001 and using Access Code: 146 323 0144** and will be able to provide public comment during the meeting using this live call-in. The public is encouraged to submit comments in advance of the meeting either by: (1) email to [sferspubliccomment@sfgov.org](mailto:sferspubliccomment@sfgov.org) or (2) recording your public comment on the Retirement System's public comment line 415-487-7020. Public comments submitted by 5:00 p.m. PST, Monday, September 13, 2021 will be included in the record.

**MISSION STATEMENT**

*San Francisco City and County Employees' Retirement System is Dedicated to Securing, Protecting and Prudently Investing the Pension Trust Assets, Administering Mandated Benefit Programs, and Providing Promised Benefits.*

**INVESTMENT COMMITTEE MEMBERS**

Leona Bridges  
Al Casciato  
Joseph Driscoll  
Shruti Gandhi, Vice Chair  
Scott Heldfond, Chair  
Ahsha Safai  
Brian Stansbury

Jay Huish  
*Executive Director*

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There is accessible parking in the vicinity of 1145 Market Street at Civic Center Plaza. Accessible **MUNI** lines are available at the corner of Market Street and 8<sup>th</sup> Street. The closest accessible **MUNI /BART** station is Civic Center Station.

Materials accompanying the agenda are available for public inspection and copying at SFERS, 1145 Market Street, 7th Floor. For additional information, please contact Darlene Armanino, Executive Assistant, at (415) 487-7012.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE SUNSHINE ORDINANCE TASK FORCE.**

Sunshine Ordinance Task Force  
City Hall  
1 Dr Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
(415) 554-7724  
by fax at (415) 554-7854  
or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org)

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## Investment Committee Meeting

PUBLIC COMMENT CALL-IN: 415-655-0001    Access Code: 146 323 0144

### Providing Public Comment

- Each speaker will be allowed 2 minutes to speak. Comments or opportunities to speak during the public comment period are available via phone call by calling (415) 655-0001, access code [146 323 0144], then '#' and then '#' again.
- When connected you will hear the meeting discussions, but you will be muted and in listening mode only.
- When your item of interest comes up, dial \*3 to be added to the speaker line. Best practices are to call from a quiet location, speak clearly and slowly, and turn down your television, radio or computer.

**OPENING CALENDAR**

<b>1. Roll Call</b>	Commissioner Bridges	1:05 pm
	President Casciato	1:05 pm
	Commissioner Driscoll	1:05 pm
	Commissioner Gandhi	Absent
	Commissioner Heldfond	1:05 pm
	Commissioner Safai	Absent
	Commissioner Stansbury	Absent

**2. 091521-02                      General Public Comment**

Chair Heldfond called for General Public Comment.

There were no callers and General Public Comment was closed.

**3. 091521-03      Action Item              Approval of the Minutes of the May 19, 2021 Investment Committee Meeting**

Documents provided to the Committee prior to the current meeting: Draft Minutes of the May 19, 2021 Investment Committee Meeting

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** Moved by Commissioner Casciato, Seconded by Commissioner Bridges, to approve the Minutes of the May 19, 2021 Investment Committee Meeting.

Ayes: Commissioners Bridges, Casciato, Driscoll, Heldfond

Absent: Commissioners Gandhi, Safai, Stansbury

**4. 091521-04              Discussion Item      SFERS Private Equity Portfolio Update**

Documents provided to the Committee prior to the current meeting: Staff Memorandum, Cambridge Presentation.

Kurt Braitberg, Interim Chief Investment Officer, Tanya Kemp, Managing Director, Private Markets, and Anita Ng, Cambridge, provided a written and oral report on this item.

As of December 31, 2020, the Private Equity Portfolio had approximately \$7.9 billion of NAV (or 25.8% of total Plan assets) and total exposure (NAV + unfunded) of \$11.2 billion (or 36.5% of total Plan assets). Since inception, the Private Equity Portfolio has generated a net IRR of 16.6% and a TVPI of 1.8x.

Staff and Cambridge Associates presented an update including an overview of the Portfolio's strategy, performance, composition and discussed the market environment along with resulting opportunities and initiatives.

The Committee reviewed and discussed the material and engaged in a question and answer session with staff.

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** This is a discussion only item.

**5. 091521-05 Discussion Item SFERS Real Assets Portfolio Update**

Documents provided to the Committee prior to the current meeting: Staff Memorandum, Cambridge Presentation.

Kurt Braitberg, Interim Chief Investment Officer, Tanya Kemp, Managing Director, Private Markets, and Anelise Hohl, Cambridge, provided a written and oral report on this item.

As of December 31, 2020, the Real Assets Portfolio had approximately \$3.9 billion of NAV (or 12.6% of total Plan assets) and total exposure (NAV + unfunded) of \$6.1 billion (or 19.8% of total Plan assets). Since inception, the Real Assets portfolio has generated a net IRR of 8.2% and a TVPI of 1.33x.

Staff and Cambridge Associates presented an update including a review of the portfolio's strategy, performance, composition, and discussed the current market environment, opportunities, and initiatives.

The Committee reviewed and discussed the material and engaged in a question and answer session with staff.

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** This is a discussion only item.

**6. 091521-06 Discussion Item SFERS Private Credit Portfolio Update**

Documents provided to the Committee prior to the current meeting: Staff Memorandum, Cambridge Presentation.

Kurt Braitberg, Interim Chief Investment Officer, Eunice McHugh, Senior Portfolio Manager, provided a written and oral report on this item.

As of December 31, 2020, the Private Credit Portfolio had approximately \$1.6 billion of NAV (or 5.3% of total Plan assets) and total exposure (NAV + unfunded) of \$3.3 billion (or 10.6% of total Plan assets). Since inception, the Private Credit Portfolio has generated a net IRR of 10.3% and a TVPI of 1.30x, outperforming its custom benchmark and the Cambridge Associates Private Credit Benchmark.

Staff and Cambridge Associates presented an update including an overview of the Portfolio's strategy, performance, composition, and discussed the market environment along with resulting opportunities and initiatives.

The Committee reviewed and discussed the material and engaged in a question and answer session with staff.

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** This is a discussion only item.

**7. 091521-07 Discussion Item NEPC Report on SFERS Co-Investments**

Documents provided to the Committee prior to the current meeting: NEPC Presentation.

Allan Martin, NEPC, provided an oral and written report on this item.

SFERS made three co-investments with an aggregate commitment amount of \$56 Million during calendar year 2020. Two co-investments were roll-overs of the existing investments in SFERS' portfolio. All co-investments occurred within the Private Equity asset class. Each co-investment, as well as the co-investment program in aggregate, followed SFERS' Co-Investment Processes and Procedures.

The Committee reviewed and discussed the material and engaged in a question and answer session with staff.

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** This is a discussion only item.

**8. 091521-08 Discussion Item Investment Committee Good of the Order**

Committee members may request that any matter be calendared at a future meeting. All such requests shall be calendared in a reasonable time. (Board Operations Policy ¶24.) The Committee will not discuss any items requested to be calendared until a subsequent meeting when the matter is included on the agenda with the required public notice.

Chair Heldfond called for public comment.

There were no callers and public comment was closed.

**Action:** This is a discussion only item.

**9. 091521-09 Adjournment**

Having no further business, the  
Committee adjourned the meeting at 3:44 pm



Respectfully submitted,  
Jay Huish, Executive Director