



---

JACKSONVILLE POLICE AND FIRE PENSION FUND  
BOARD OF TRUSTEES AND  
FINANCIAL INVESTMENT AND ADVISORY COMMITTEE  
MANAGER UPDATE SUMMARY – NOVEMBER 14, 2018 – 4:00PM

---

**BOARD OF TRUSTEES**

None.

**FIAC MEMBERS**

None.

**STAFF**

Timothy H. Johnson, Executive Director – Plan Administrator  
Steve Lundy, Assistant Plan Administrator

**GUESTS**

Paul Stover, Principal Global Investors

**MEETING CONVENED**

4:01PM

**MEETING ADJOURNED**

4:55PM

NOTICE: Any person requiring a special accommodation to participate in the meeting because of disability shall contact Steve Lundy, Assistant Plan Administrator at (904) 255-7373, at least five business days in advance of the meeting to make appropriate arrangements. If any person decides to appeal any decision made with respect to any matter considered at this public meeting such person will need a record of proceedings, and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and that such record includes the testimony and evidence on which the appeal is based. The public meeting may be continued to a date, time, and place to be specified on the record at the meeting. Additional items may be added / changed prior to meeting.

---

**I. PUBLIC SPEAKING PERIOD**

None.

**II. PRINCIPAL GLOBAL INVESTORS – MANAGER UPDATE**

*Paul Stover*

*Timothy Johnson said lagging performance among US value equity managers has been a recurring theme lately. He said he is excited about the new outlook, assuming the market is falling back into its normal cycle.*

*Paul Stover discussed his presentation as attached. He highlighted the following topics:*

- Pages 4-5: Principal Real Estate & A team approach to portfolio management*
- Pages 6-7: Principal U.S. Property Account & Account Profile*

*Timothy Johnson discussed the changing taste of Americans for real estate, and how this drives the cycle of construction of new real estate properties.*

*Paul Stover discussed disruptors in the real estate industry, and how Principal capitalizes on them.*

*Paul Stover continued discussing his presentation as attached. He highlighted the following topics:*

- Pages 8-9: Diversification & 2018 strategic themes*
- Pages 10-11: Office & Retail*
- Pages 12-13: Multifamily & Industrial*

POLICE AND FIRE PENSION FUND  
BOARD OF TRUSTEES AND  
FINANCIAL INVESTMENT AND ADVISORY COMMITTEE  
MANAGER UPDATE SUMMARY – NOVEMBER 14, 2018 – 4:00PM  
Page 2

- *Pages 14-15: Top 10 assets & Leverage highlights*
- *Pages 16-17: Performance summary*
- *Pages 18-19: Same-property net operating income growth & Same-property net operating income growth*

*Paul Stover said Principal has great experience working with Wilshire Associates, and looks forward to working with Wilshire on the PFPF's behalf.*

*Timothy Johnson said he is excited to begin working with Wilshire Associates, and think the relationship will be a great one.*

*Timothy Johnson said it will be interesting to see which route the Board of Trustees will take regarding Non-Core Real Estate – whether they would like to allocate to existing managers, or pick a new one.*

---

Steve Lundy, Assistant Plan Administrator  
Posted 11/16/2018

---

Willard Payne, Secretary

To be approved at the Board Meeting on December 21, 2018.