

**GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
OF THE VIRGIN ISLANDS
REGULAR MEETING OF THE BOARD OF TRUSTEES**

**St. Thomas/St. Croix
Thursday, August 8, 2024
9:30 am**

**** AGENDA ****

- I. Call to Order
- II. Roll Call
- III. Comments and Suggestions from Retirees
- IV. Comments and Suggestions from Active Members
- V. Secretary's Minutes (Regular: 5/30/24)
- VI. Communications and Correspondences
- VII. Chairperson's Report
- VIII. Administrator's Report
- IX. Committee Reports
- X. Treasurer's Report
- XI. Investment Officer's Report
- XII. REGULAR SESSION
 - A. New Business
 - (i). Add Administrator's Executive Assistant as Signatory to Imprest Fund

XIII. EXECUTIVE SESSION

This portion of the meeting will be closed to the public for matters pertaining to trade secrets / or financial or commercial information/ or personal/ or legal matters; or matters whose premature disclosure will frustrate the implementation of the proposed agency action.

- A. New Business
 - (i). Medical Review Committee Recommendations
 - (ii). Havensight Discussion
 - (ii). Organizational Realignment
- XIV. Privileges of the Floor
- XV. Adjournment

GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM MINUTES BOARD OF TRUSTEES REGULAR MEETING

August 8, 2024

The Regular Meeting of the Board of Trustees for was called to order at 9:38p.m. At roll call, Trustees present were Nellon Bowry, Andre' T. Dorsey, Ex-Officio Cindy Richardson, Ronald E. Russell, Loena E. Smith, and Dwane Callwood. The meeting was held via Zoom. Trustee not present during roll call was Vincent G. Liger. A quorum was established with 5 voting Trustees present.

Staff in attendance: Angel E. Dawson, Administrator/CEO, Ishmael A. Meyers Jr., Acting General Counsel, Michele Nico, Deputy Administrator, Ms. Shoran D. C. Sasso, Chief Benefits Officer, Glenville Henderson, Investment Analysts, Jahmed Mills, Director of Retail, Dining, and Entertainment/Property Manager – Havensight, Roy Moorehead, Assistant Property Manager / Chief of Security – Havensight, Ms. Jerain Fleming, Executive Assistant to the Administrator, Sakeeda Freeman, Communication and Member Education Specialist, Chonda Todman, Benefits Assistant, Member Services, Abena McClean, Benefits Analyst, Member Services, LeSean Moses, Computer and Benefits Systems Technician, IT, Nikia Coley, Administrative Assistant to the Board, Zaida M. Castro, Legal Secretary to the Acting General Counsel

Also, present at the meeting were Pedro K. Williams, Board Counsel, Kelsha Williams from Law Offices of Williams and Williams and Don Buchanon of VI Source. Ms. Desiree Hill, the stenographer, was not present but will transcribe the minutes using the Zoom recording.

Trustee Dorsey informed Chairman Callwood that he has limited availability regarding voting matters.

Comments and Suggestions from Retirees

None

Comments and Suggestions from Active Members

None

Secretary's Minutes (Regular 05/30/2024)

A motion was made by Trustee Bowry to accept the minutes of May 30, 2024, and seconded by Trustee Smith. The motion passed with Yes 5 (Bowry, Dorsey, Russell, Smith, and Callwood), and 1 absent (Liger).

Communication and Correspondences

None

Chairman's Report

None

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Meetings, Presentations, and Appearances

- May 29 Meeting with EDA business referral
- May 30 Board of Trustees Meeting
- May 31 Meeting with a senator regarding possible legislation
- May 31 Held introductory meetings between Messrs. Mills and Moorehead
- June 3 Orientation meeting with new Havensight Director/Manager
- June 3-7 Finalized Planning of Board Retreat
- June 11 Meet and greet for new Havensight Director/Manager with Tenants
- June 12 Meeting with IDEAS to review Havensight Brand and Experience Insights
- June 13 Onsite Meeting with Hampton by Hilton principal
- June 18 Linea Solutions Overview of Services
- June 21 Loans Meeting
- June 25 V.I. Port Authority Discussion on GERS Pension Plan
- June 27 Vitech Updates Meeting
- July 10 Haven Development Meeting

GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM MINUTES BOARD OF TRUSTEES REGULAR MEETING

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July 15 Integrated Insight Appeal Survey Results Meeting

Retirement Applications - as of July 15, 2024

Member Services

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Total</u>
STX	147	111	118	177	143	114	165	142	136	78	
STT	<u>147</u>	<u>164</u>	<u>127</u>	<u>224</u>	<u>172</u>	<u>126</u>	<u>178</u>	<u>184</u>	<u>157</u>	<u>73</u>	
Total	294	275	245	401	315	240	343	326	293	151	
Processed	<u>293</u>	<u>275</u>	<u>245</u>	<u>401</u>	<u>315</u>	<u>240</u>	<u>343</u>	<u>324</u>	<u>274</u>	<u>36</u>	
Remaining	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>19</u>	<u>115</u>	<u>137*</u>
% Completed	99%	100%	100%	100%	100%	100%	100%	99%	94%	24%	

Contributions Processing-Refunds and Death Benefits

October 1, 2023 – June 30, 2024

Refunds

	<u>No. of Cases Completed</u>	<u>Total Amount</u>	<u>No. of Cases Pending</u>
Regular	303	\$5,588,292.72	35
Erroneous	13	12,652.83	8
Employer Share	13	113,321.47	0
Overpayment	209	551,717.64	4
Total	538	\$6,265,984.66	47

Death Benefits

	<u>No. Completed</u>	<u>Amount</u>	<u>No. of Cases</u>
<u>Types</u>	<u>10.1.23 – 6.30.24</u>	<u>10.1.23 – 6.30.24</u>	<u>Pending</u>
Active	36	\$ 1,807,925.00	43
Retired	5	217,079.91	21
Total	41	\$ 2,025,004.91	64

GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM MINUTES BOARD OF TRUSTEES REGULAR MEETING

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Accounting Department

Annuity Payments

No. of retirees as of July 15, 2024, payroll: **8790**

Cumulative dollar paid out from October 1, 2023 – July 15, 2024

700	Pensioners	\$0.00	
702	Service Retirement Annuities	208,099,987.31	
703	Survivors' Annuities	1,322,678.70	
704	Duty-Connected Death Annuities	2,029.39	
705	Duty-Connected Disability Annuities	2,488,524.69	
706	Non-Duty Disability Annuities	1,251,794.20	
	Totals		213,165,014.29

Number of retirees added to payroll from October 1, 2023 – July 15, 2024. **260**

Number of retirees added to the payroll for the July 15, 2024, pay date. **10**

Number of retirees expected to be placed on payroll for July 31, 2024, pay date: **7**

Number of retirees deleted from payroll from October 1, 2023, through July 15, 2024: **230**

Note: As of 7/15/24 payroll, the Gross Retiree Payroll has arrived at **\$ 11,274,064.86**

Disbursement by Location as of 7/15/2024

Location	Total Count	Total Checks	Total ACH
Puerto Rico & Other islands	69	9	60
United States	1695	24	1671
International	5	2	3
	1769	35	1734
St. Thomas	4081	68	4013
St. Croix	3509	53	3456
St. John	226	5	221
	7816	126	7690
Total disb.	9585	161	9424

**GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
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**GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
LOAN PORTFOLIO**

UNITS

PERSONAL LOANS		DATE		
	6/30/2024	STT/STJ	STX	
Active Personal Loans	1481	739	742	
Retiree Personal Loans	317	175	142	
Total Active Loans	1798	914	884	
MORTGAGES				
Construction/Home Improvement	19	11	8	
Land	23	20	3	
Purchase/Refinance	28	20	8	
Auto Loan	0	0	0	
Totals	70	51	19	
TOTAL LOANS & MORTGAGES	1,868	965	903	

TOTAL OUTSTANDING

June 2024

	Total	STT/STJ	STX
Active PL -	\$13,256,278.56	\$6,560,180.48	\$6,696,098.08
Retiree PL -	1,255,660.00	691,753.48	563,906.52
Purchase/Refi -	1,179,398.93	850,159.39	329,239.54
Construction -	1,601,729.25	934,707.13	667,022.12
Land Loans -	346,869.68	330,798.59	16,071.09
Auto	-	\$0.00	-
GRAND TOTAL	\$ 17,639,936.42	\$ 9,367,599.07	\$ 8,272,337.35

**GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
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Operations

St. Croix Office Complex

BUILDING:

No major issues other than ongoing maintenance.

St. Thomas Office Complex

BUILDING:

New GERS Main Generator

- (a) Build a foundation and extend the room. (Work is 100% complete)
- (b) Install generator in room. (Work is 100% complete)
- (c) Vent generator correctly. (Work is 100% complete)
- (d) Install ATS (Working with Electrical Engineer and contractor)

Havensight Mall

Hotel Development

- Contract executed for greenspace/visitor center architect.
- The hotel project is 51% completed.

GENERATORS

Update: Import Supply (to be done).

Havensight Mall Strategic and Infrastructure Plan - RFP

Met on July 15, 2024, to discuss final market research findings prior to Board Retreat presentation.

Rental Collection

Office Buildings Rental and Electricity Collections - Exhibit A

	<u>June 2024</u>	<u>Total FYTD</u>	<u>Arrearages</u>
Rental	\$55,828.48	\$748,123.91	\$130,270.39
Electric	\$14,390.91	\$335,864.85	\$56,248.29
Total	\$70,219.39	\$1,083,988.76	\$186,518.68

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RENTAL – EXHIBIT A

	Rental Collection/ Late Charge	Electrical Collection	Rental Year-To-Date Collection for FY 2023	Electrical Year-To-Date Collection for FY 2023	Total Year-To-Date Revenue Collection	Rental Arrearage	Electrical Arrearage	Notes	
Department of Justice	\$ -	\$ -	\$ 291,284.00	\$ 228,386.68	\$ 519,670.68	\$ 116,409.00	\$ 56,248.29	Mar., Apr., May June Rent	March, April, May Electric
Division of Personnel	38,028.16	13,602.91	255,711.84	100,672.31	356,384.15	-	-		
FirstBank	290.20	103.47	2,611.80	1,138.53	3,750.33	-	-		
Ophthalmology Consultants, LLC	6,365.40		57,288.60		57,288.60	-	-		
Plessen Eye, LLC_ADMIN	4,169.65		37,045.74		37,045.74	-	-		
Plessen Eye, LLC_ADMIN STORAGE	603.20		5,359.20		5,359.20	-	-		
Plessen Eye, LLC_ASC	4,568.14		40,586.16		40,586.16	-	-		
Equus Workforce Solution	1,803.73	684.53	16,233.57	5,667.33	21,900.90	-	-		
VI Casino			42,003.00		42,003.00	13,861.39		Oct. 2023 to May 2024	
Total income Received	\$ 55,828.48	14,390.91	748,123.91	335,864.85	1,083,988.76	130,270.39	56,248.29		

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Trustee Dorsey and Trustee Bowry congratulated the GERS staff for the successful rollout of the Limited Loan Program.

Questions for Administrator Dawson

Trustee Dorsey requested an update about a contract for developing green space and the Visitor Center at Havensight Mall. Also, Trustee Dorsey asked for a summary of the meeting with the Virgin Islands Port Authority (VIPA). Administrator Dawson replied that the June 25th meeting with VIPA was informational regarding whether employees will remain with GERS because of a Private Public Partnership.

Trustee Bowry requested an update regarding a meeting with a Senator about possible legislation and the June 13th onsite meeting with Hampton by Hilton. Administrator Dawson clarified that the meeting with the Senator was for guidance on legislation; Administrator Dawson believes the proposed legislation will not materialize. The meeting with Hampton by Hilton was a regular meeting, and it was a tour to see the progress of the construction of the Hotel. The Hotel will be installing Microturbines to be self-sustained; therefore, there is no need for a backup generator.

Chairman Callwood recommended the Trustees re-arrange the agenda to enter executive sessions due to limited availability for voting. The board members acknowledged the recommendation.

A motion was made by Trustee Bowry to re-arrange the agenda to enter Executive session and seconded by Trustee Smith due to limited availability for voting. ***The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood), and 1 Absent (Liger).***

Executive Session

A motion was made by Trustee Dorsey and seconded by Trustee Smith to come out of Executive Session. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood), and 1 Absent (Liger).

Treasurer's Report

Denise Jeremiah, CFO read the Treasurer's Report for the System and Havensight Mall for the month ending of June 30, 2024

Total Collections for June 30, 2024 is \$13M and FYTD is \$245M. Total Disbursements for June is \$30M and FYTD is \$236M; Net Cash deficit is \$17M a Net Cash Surplus for FYTD of \$8.9M

Havensight Mall.

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Total Collections for June 30, 2024, was \$369K and FYTD \$4M; Total Disbursements was \$1K and FYTD is \$4M and a Net Cash deficit of \$706K and Net Cash deficit of \$390K FYTD.

A motion was made by Trustee Dorsey and seconded by Trustee Russell to accept the Treasurer's Report for June 30, 2024. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood) and 1 Absent (Liger).

Committee Reports.

- (e) Investment Committee – Chairman Callwood – No Report
- (f) Development Committee – Trustee Smith – No Report
- (g) Budget/Audit Committee Report – Chairman Callwood – No Report
- (h) Policy Committee Report- Trustee Bowry – No Report.

Investment Officer's Report

Mr. Glenville Henderson read the investment report for the month ending June 30, 2024.

Funds raised in the month of June totaled \$20M and ended the month of with \$507.1M

Total Plan returned 1.4% for the month (includes local investments and not Loans and St. Thomas and St. Croix facilities).

Total Domestic Equity returned 3.1% for the month.

Total International Equity returned -0.2% for the month

- Develop Market Equity returned is -1.7%
- Emerging Market Equity returned 3.4%
- Total Domestic Fix Income Return 0.9%
- Investment Grade Bonds returned 1.0%
- TIPS returned 0.8%
- High Yield Bonds returned 1.0%
- Cash Returned 0.4%

Total Alternatives returned -0.8% for the month

A motion was made by Trustee Dorsey and seconded by Trustee Smith to accept the Investment Officer's Report for June 30, 2024. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood) and 1 Absent (Liger)

Regular Session

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Administrator Dawson requested that the Board consider the Resolution to add Ms. Jerain Fleming, Executive Assistant to the Administrator, as the new signatory to the Imprest Fund to replace Ms. Zaida Castro, who transferred to the General Counsel's Office.

A motion was made by Trustee Dorsey and seconded by Trustee Smith to add Administrator's Executive Assistant, Ms. Jerain Fleming, as the new signatory to the Imprest Fund. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, Callwood), and 1 Absent (Liger).

A motion was made by Trustee Dorsey and seconded by Trustee Smith to go into Executive Session. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood), and 1 Absent (Liger).

Executive Session

A motion was made by Trustee Smith and seconded by Trustee Dorsey to come out of Executive Session. The motion passed with 5 Yes (Bowry, Dorsey, Russell, Smith, and Callwood), and 1 Absent (Liger)

Regular Session

The Chairman reported out of Executive Session that the Board discussed pending Havensight property projects, medical review committee cases and matters regarding the organizational chart.

Privileges of the Floor

None

Adjournment

A motion was made by Trustee Dorsey and seconded by Trustee Bowry to adjourn the meeting. The motion passed with 5 Yes (Bowry, Dorsey, Russell, and Callwood), and 2 Absent (Liger and Smith).

The meeting ended at approximately 11:15 a.m.

**GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
MINUTES BOARD OF TRUSTEES REGULAR MEETING**

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The minutes for the Regular Session were transcribed from Zoom recording by Zaida Castro, Legal Secretary to the Acting General Counsel and reviewed and edited by Angel E. Dawson Jr. Administrator and CEO.

A handwritten signature in blue ink, appearing to read "A. Dawson Jr.", written over a horizontal line.

Angel E. Dawson Jr.
Administrator/CEO
Secretary, GERS Board of Trustees