

**MINUTES OF MEETING  
COUNTY EMPLOYEES RETIREMENT SYSTEM  
SPECIAL CALLED INVESTMENT COMMITTEE MEETING  
FEBRUARY 1, 2023 AT 2:00 P.M., E.T.  
VIA LIVE VIDEO TELECONFERENCE**

At the special called meeting of the County Employees Retirement System Investment Committee held on February 1, 2023, the following Committee members were present: Dr. Merl Hackbart (Chair), George Cheatham, Dr. Martin Milkman, William O'Mara, and Jerry Powell. Staff members present were Rebecca Adkins, Erin Surratt, Victoria Hale, Michael Lamb, Steve Willer, Anthony Chiu, Joseph Gilbert, Jared Crawford, Brian Caldwell, Kristen Coffey, Ashley Gabbard, Phillip Cook, Katie Park, and Sherry Rankin. Also in attendance were CERS CEO Ed Owens, III, CERS Trustee Betty Pendergrass, and David Lindberg, Chris Tessman, Craig Morton, Marc Friedberg, and Matt Acker with Wilshire Advisors, LLC.

Dr. Hackbart called the meeting to order.

Ms. Hale read the Opening Statement.

Ms. Rankin took Roll Call.

There being no *Public Comment* submitted, Dr. Hackbart introduced agenda items *Approval of Real Return Investment Managers (Video 00:06:25 to 01:18:32)*. Dr. Hackbart stated that the focus of the meeting was to consider the approval of three Real Return Investment Managers. Mr. Steve Willer stated that the presented recommendations (\$175 million) are the culmination of a competitive search process to identify strategies that provide both favorable and standalone risk-adjusted returns as well as positively correlated to inflation. He advised that the search process across assets included a wide spectrum of potential opportunities; asset classes, different managers

and structures for the asset classes researched. Additionally, the presented mandates were the most compelling opportunities from an asset, timing, and mandate perspective.

The first recommendation, Ceres Farms, LLC is a South Bend, Indiana-based firm founded in 2007 targeting investment in US row crop farmland, primarily in the Midwest. Mr. Willer briefly described the top candidate characteristics of Ceres Farms, LLC. Dr. Hackbart led an extensive discussion and among CERS Trustees and KPPA Office of Investments Staff regarding Ceres Farms, LLC. Dr. Milkman made a motion to approve, subject to successful contract negotiations, Ceres Farms, LLC, as Real Return Investment Managers for CERS as presented. Mr. Powell seconded the motion and the motion passed unanimously.

The second recommendation, Maritime Partners American Rivers Fund is a New Orleans-based firm founded in 2015 targeting investment that provides leasing solutions to the United States inland marine transportation industry governed by the Merchant Marine Act of 1920. There was brief discussion amongst the CERS Investment Committee regarding Maritime Partners American Rivers Fund. Dr. Milkman made a motion to approve, subject to successful contract negotiations, Maritime Partners American Rivers Fund as Real Return Investment Managers for CERS as presented. Mr. Cheatham seconded the motion and the motion passed unanimously.

The third recommendation, Arctos Sports Partners Fund II is a Dallas-based investment firm founded in 2019 targeting investments in the professional sports industry. Mr. Anthony Chui, Deputy Chief Investment Officer, described Arctos Sports Partners Fund II and answered Trustee questions regarding the firm. Mr. O'Mara made a motion to approve, subject to successful contract

negotiations, Arctos Sports Partners Fund II as Real Return Investment Managers for CERS as presented. Mr. Powell seconded the motion. Dr. Milkman abstained, however, the motion passed.

Dr. Hackbart requested a motion to *adjourn*. A motion was made by Mr. Cheatham and seconded by Dr. Milkman to adjourn the meeting. The motion passed unanimously.

*The remainder of this page left blank intentionally*

## CERTIFICATION

I do certify that I was present at this meeting and I have recorded above the action of the Committee on the various items considered by it at this meeting. Further, I certify that all requirements of KRS 61.805-61.850 were met in connection with this meeting.

  
Recording Secretary

I, as Chair of the County Employees Retirement System Investment Committee of the Board of Trustees of the County Employees Retirement System, do certify that the Minutes of the meeting held on February 1, 2023 were approved by the County Employees Retirement System Investment Committee on February 22, 2023.

  
Committee Chair

I have reviewed the Minutes of the County Employees Retirement System Investment Committee Meeting on February 1, 2023 for form, content, and legality.

  
Office of Legal Services