

POLICE AND FIRE RETIREMENT PLAN

19

Summary of Special Real Estate Committee

MONDAY

SAN JOSE, CALIFORNIA

FEBRUARY 25, 2008

PRESENT:

Police and Fire Board

**Mark Skeen
Ken Heredia
Scott Johnson**

Also Present:

Russell U. Crosby	-Secretary/Director	Leslie Horenburger	-MIG
Tom Webster	-Deputy Director		
Donna Busse	-Staff		
Ron Kumar	-Staff		
Udaya Rajbhandari	-Staff		
Cristin James	-Staff		

MEETING SUMMARY

RECOMMENDATIONS

None

APPROVAL ITEMS

1. Approval of the revised Deerwood Apartments Hold/Sell Recommendation.

Ms. Horenburger reported on her investigation of the Houston market. She spoke with various brokers that have put properties on the market with and without making improvements. There was only one example where the sale of the property with improvements made an additional profit for the owners.

Brokers in the Houston area would be interested in listing the Deerwood Apartments "as is". MIG recommends selling the property "as is" and has made the appropriate adjustments to the 2008 budget to defer expenditures related to property improvements prior to a sale.

Member Johnson asked how long it would take to sell the property?

Ms. Horenburger explained that it would take approximately six months after a broker has been found and the property listed.

The Committee approved accepting revised strategy for Deerwood Apartments Hold/Sell Recommendation.

Motion/second/approved. (3-0)

2. Approval of the revised 2008 Budget for Deerwood Apartments.

The Committee approved accepting the revised 2008 budget for Deerwood Apartments.

Motion/second/approved. (3-0)

3. Discussion regarding the Plan's Real Estate Strategy.

Ms. Busse stated that the next step for the Committee would be to have MIG return and present a closed session report to discuss the sale price of Deerwood Apartments.

Approved:



**RUSSELL U. CROSBY, SECRETARY
BOARD OF ADMINISTRATION**