

**MINUTES OF REGULAR MEETING OF DIRECTORS
OF SA F&P PROPERTY HOLDING CORP.**

A regular meeting of the Board of Directors of SA F&P PROPERTY HOLDING CORP. ("Corporation") was held at the San Antonio Fire & Police Pension Fund Office on the 19th day of November, 2018, at 11:00 a.m., in accordance with the provisions of the Bylaws of this Corporation.

At 11:00 a.m., Jimmy Foster, President, called the meeting to order and Warren Schott, Secretary of the Corporation, called the roll and announced that a quorum was present. Directors Jimmy Foster, Dean Pearson and Warren Schott were present. JT Trevino, Jim Smith, Larry Reed, Councilman Clayton Perry, Mark Gremmer, Beatrice Ahrens, Gail Jensen, Rick Matye, Jamie Sullivan, Pete Tassos, Harold Schwiff, and Britney Brantley were also in attendance.

The first order of business was the approval of the minutes of the October 24, 2018 regular meeting of the Board of Directors. Upon motion by Warren Schott, which was seconded by Mr. Pearson, the minutes were approved unanimously.

Pete Tassos of Sullivan Commercial then presented a leasing update (attached). Shavano IV is 100% leased and Shavano III is 93% leased. Parkway Center has approximately 40,000 feet of vacant space, but Sullivan is in final negotiations with a company to lease 20,000 feet of the space downstairs, with an option to lease an additional 12,000 feet of space upstairs in mid-2019. No action was taken.

Sullivan then provided the Board an update on the expansion plans of the Pension Fund offices. The General Contractor is pulling permits for the construction and plans to start demolition in the next few weeks. The cost of the expansion (including furniture, computers, etc.) is expected to be approximately \$200,000. Last month, the Pension Fund Board recommended that the Corporation not begin demolition of the raised floor in the remaining vacant space upstairs in the event that an incoming tenant wants to keep the raised floor. After discussion, the Corporation concurred with the Board's recommendation.

Lastly, Sullivan reviewed the proposed 2019 Annual Budgets for the three buildings. The Corporation requested that Sullivan make changes to the Budgets, to include a potential tenant and bathroom remodeling and re-present the Budgets at the December meeting. No action was taken.

There being no further business, upon motion duly made by Dean Pearson, and seconded by Warren Schott, the meeting was adjourned at 11:48 a.m.

WARREN SCHOTT, Secretary

APPROVED:

Jimmy Foster, President