

Murfreesboro Community
Investment Trust
Benefiting the Murfreesboro Community

MINUTES
Board of Trustees
May 3, 2023

The Murfreesboro Community Investment Trust Board of Trustees met in the Business Center at the Murfreesboro Municipal Airport at 3:00 p.m. on Wednesday, May 3, 2023. The following board members were present and in attendance:

Kevin Gentry, Chair
Shawn Applegate
Anne Davis
Rick LaLance
Richard Stone
Lee Moss

Also present at this meeting were:

Craig Tindall, City Manager
Jennifer Brown, Board Secretary/City Recorder/Finance Director
Sam Huddleston, Assistant City Manager
Angela Jackson, Executive Director of Community Services
Mike Browning, Public Information Officer
Chad Gehrke, Airport Director
Karen Lampert, Grant Manager

Chair Gentry called the meeting to order and determined a quorum was present.

Chair Gentry opened the first item on the agenda by welcoming representatives of Alpha Capital Management and starting introductions. Brad Alford and Anna Tabke with Alpha Capital Management(Alpha) presented their process for creating the request for proposals (RFP) for Outside Chief Investment Officer (OCIO), including the timeline, fees, phases, and independent status. Mr. Moss arrived during the Alpha presentation.

Additional discussion took place including inquiries regarding performance of Alpha, if funding status of the Trust would be any cause for concern, and fees. Alpha stated that most of the firms are looking to have long-term income sources to be able to grow. Alpha stated the fee charged was to be a flat fee of \$50,000 plus travel expenses. Chair Gentry thanked the representatives from Alpha for their time.

Chair Gentry welcomed representatives from ClearView Fiduciary Alliance, LLC (ClearView) to present next and started introductions. Larry Coats, Libby George, Julie McGlothlin, and John Rogers with ClearView presented their background, what makes ClearView unique, and their process.

Additional discussion took place including inquiries regarding the timeline, fees, and performance. ClearView has a four-to-six-month process and charges a fee of \$30,000 that includes membership for the first year in the ClearView Fiduciary Alliance. ClearView stated they have only had one repeat RFP in 6 years due to a change in business needs. Chair Gentry thanked the representatives from ClearView for their time.

Chair Gentry called a recess at 5:00 p.m.

Chair Gentry resumed the meeting at 5:11 p.m. with discussion on the presentations by Alpha and ClearView.

Mr. Moss made a motion to engage Alpha as the consultant for the RFP process to contract an OCIO for the Murfreesboro Community Investment Trust. Mr. LaLance seconded the motion, and all members of the Board present voted "Aye". Mr. Tindall stated that staff would contact Alpha to begin the contract/legal process.

The minutes from the March 22, 2023, meeting were presented to the Board for consideration. Mr. Stone made a motion that the minutes be approved as presented. Mr. Moss seconded the motion, and all members of the Board present voted "Aye".

City Manager Craig Tindall informed the Board that the cyber security insurance already in place for the City would also cover the Trust as activity would reside on the City's hardware and software. City Recorder Jennifer Brown stated that the general insurance and director's and officer's insurance invoices were received and will be paid as soon as the bank account is fully set up.

Ms. Brown gave an update on the establishment of investment and bank accounts stating the initial transfer of funds from the City to the Trust had occurred with \$41 million

transferred to Raymond James and invested in short term Treasury Bills with the first maturity in June 2023. Ms. Brown stated that \$200,000 remained in a cash account to be transferred to a Truist operating bank account once the account was established and ready for use. The Board was presented with a financial report showing expenses through April 30, 2023, and recommended cash in bank to cover operating needs of \$200,000 at this time. The financial report and reevaluation of cash flow needs will be updated and reported back to the Board at future meetings.

Mr. Tindall provided an update on the progress of the Committee on Contributions stating that timelines have been discussed as well as the history of community partners that may be part of the grant process. Mr. Tindall informed the Board that granting software will be discussed at the Committee's next meeting.

The Board determined the next meeting would be June 7, 2023, at 4:00 p.m. in the Business Center at the Murfreesboro Municipal Airport to have a more detailed discussion with Alpha and a review of the contract. Mr. Moss stated his appreciation to Ms. Davis for sharing her experience with the consultants presenting at the meeting.

There being no further business, Chair Gentry announced the meeting adjourned at 6:03 p.m.

ATTEST:

KEVIN GENTRY – BOARD CHAIR

JENNIFER BROWN – BOARD SECRETARY/
CITY RECORDER