

First Responder

VOLUME 2007.02, FEBRUARY 2007

Real Estate Investing in Dallas

By Steve Shaw, Vice Chairman and Police Trustee



Ground-breaking for "The Beat"

The official ground breaking for "The Beat at Southside Station" was held on Friday, January 26, 2007.

The event had a strong attendance from various Dallas City Council members, Police and Firefighters along with members of the local community. The project has had strong pre-sales, and as construction begins, we are excited to help in the con-

tinued revitalization of the Southside Station area. For more information regarding "The Beat," feel free to visit the Sales Center located at 1319 S. Lamar, Suite 1, and tour one of the model units, or visit: <http://www.southsidestationcondos.com>.

Dallas "Landmark" Sold

December 2006 was a great month for the Dallas Police and Fire Pension System, as we recognized gains on the sale of various real estate assets, most notably the

See "Real Estate" on page 2



At the groundbreaking for "The Beat": (Left to Right) Jon Donahue, CDK Realty Advisors; Matt Siekielski and Talal Ellass, DFP Inv. Analysts, Rector McCollum, Police Trustee; Richard Tettamant, DFP Administrator, Don Hill, Mayor Pro Tem; Steve Umlor, Police Trustee; John Mays, Police Pensioner Trustee; Mike Taylor, DFP CFO, Don Rohan, DFP Asst. Administrator-Operations; Brian Blake, Asst. Administrator-Investments.

In Memoriam

The Board of Trustees and staff of the Dallas Police and Fire Pension System wish to express our sincere sympathy to the families of two Dallas Police Officers who recently passed away.

Sr. Cpl. David J. Michals, 46, passed away Sunday, February 4, 2007. He is survived by his wife, Luanne Michals; three sons, and his mother.



Sr. Cpl. David J. Michals

Officer Jeanette McCabe, 51, passed away Sunday, January 14, 2007. She is survived by her husband, Douglas Parnell III, of Frisco.

Real Estate (Continued from Page 1)

Landmark Center, located in downtown Dallas.

Originally, the 131,000 square-foot, six-story building, at 1810 N. Lamar St. was owned for more than 50 years by General Electric Co., which used it as a warehouse and distribution center. In the late 1970's, the building was bought and converted into an office building, which was leased by the government for the FBI's Dallas regional headquarters.

In 2004, the Pension System

purchased and renovated the building into an urban loft-style office design. Upon completion of the improvements, the building was leased up ahead of schedule, achieving 98% occupancy. The property was immediately marketed for sale, returning in excess of 25% to the System. We are pleased to have successfully and profitably engaged in the renovation of a downtown Dallas "Landmark."



The Landmark Building in Dallas West End, was purchased, renovated, and profitably sold as part of the Pension System's Real Estate Investment Portfolio.

PENSION SYSTEM CALENDAR



**MAR. 8: REGULAR
BOARD MEETING**



**MAR. 15: PREP
SEMINAR**



**APRIL 12: REGULAR
BOARD MEETING**

*(See page 4 for Trustee
Election Schedule)*

Dallas Firefighter wins Grand Prize in Tabasco “Cook and Ladder” Competition

Captain Rett Blankenship (Station 11, A-shift) was crowned America’s “Hottest Firehouse Cook” Tuesday, February 6 at the Institute of Culinary Education in New York City.

Firefighters from across the country submitted original recipes, and Capt. Blanken-

ship was one of ten national finalists to compete in the cook-off.

Blankenship’s winning recipe was “Southwest Glazed Rack of Lamb with Smoky Grits.”

The grand prize of \$10,000, will be split evenly between the winner and his Firehouse, Station 11.



Captain Rett Blankenship



The Beat at Southside Station is a new Condominium development currently under construction adjacent to the Jack Evans Police Headquarters, and is part of the Pension System’s Real Estate Investment Portfolio.

CONGRATULATIONS TO OUR NEW RETIREES!

POLICE

Howard W. Antrobus
John A. Branton
Steven B. Claggett
John D. McCaghren
George E. Tilley
Donald E. Williams

FIRE-RESCUE

R.B. Blackshear, Jr.
Thomas A. Caton
Donald L. Cowan
Grady L. Foster
John W. Kincaid, III
Gary S. Walthall

From the Administrator

By **Richard Tettamant**,
Pension System Administrator



Richard Tettamant

Just a reminder that the 2007 Trustee election is coming up. Two active Police and two active Fire Trustee positions are up for election. The details were included in last month's newsletter, and forwarded to all Police and Fire Stations for posting. A complete election schedule is provided below.

If you would like to apply to be a candidate, you must pick up, fill out and return an application packet between February 26 and March 7.

Also, one other reminder: our Benefits counselors can better serve you if you call and make an appointment before coming in to discuss DROP and your other retirement options. This will save you time and allow the Counselor to prepare your estimates and have much of your paperwork completed before you come in.

If you have any questions, or would like to make an appointment for retirement counseling, call a Benefits Counselor at 214.638.3863 or 800.638.3861.

Best Wishes,

Pension System Administrator

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Assistant Administrator

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Assistant Administrator

2007 Trustee Election Schedule

February 26 - March 7
Application Filing Period

March 7
Applications due by 4 p.m.

March 13 & March 14 (Tentative)
Trustee Candidate Training

March 30 - April 9
Voting 8 a.m. March 30 to
12 p.m. (noon) April 9

June 1
New Trustee terms begin;
(Current terms end May 31)



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