

DRAFT MINUTES OF THE
NEW MEXICO EDUCATIONAL RETIREMENT BOARD
INVESTMENT COMMITTEE
TELEPHONIC/VIRTUAL MEETING

October 15, 2021

1. a. CALL TO ORDER

A meeting of the New Mexico Educational Retirement Board Investment Committee was called to order on this date at 8:30 a.m. via teleconference. A quorum was established following roll call.

Members Present:

Mr. Russell Goff, Chair
Ms. Mary Lou Cameron
Mr. Larry Magid

Members Excused:

None.

Staff Present:

Mr. Bob Jacksha, CIO
Mr. Lawrence Esquibel, Deputy Director
Mr. Rick Scroggins, Acting Deputy Executive Director
Ms. Kay Chippeaux, Deputy CIO, Public Markets & Credit
Mr. Mark Canavan, Investment Officer, Real Estate & Natural Resources

Others Present:

Mr. Allan Martin, NEPC
Mr. Sean Gill, NEPC
Mr. Asif Hussain, CBRE Caledon
Ms. Noi Spyratos, CBRE Caledon
Mr. Aaron Vale, CBRE Caledon
Ms. Judith S. Beatty, Recorder

b. Approval of Agenda

Mr. Magid moved approval of the agenda, as published. Ms. Cameron seconded the motion, which passed unanimously.

c. Approval of Minutes: August 20, 2021

Ms. Cameron moved approval of the August 20, 2021, minutes, as presented. Mr. Magid seconded the motion, which passed unanimously.

d. Introduction of Guests

Chairman Goff welcomed attendees.

2. Q3 2021 INFRASTRUCTURE REPORT

[Presenters: Mark Canavan with Asif Hussain, Noi Spyrtos and Aaron Vale, CBRE Caledon]

Mr. Canavan reviewed highlights from the CBRE Caledon report:

- Portfolio Fair Value: \$510 million
- Unfunded Commitments: \$246 million
- Total Exposure (Fair Value plus Unfunded Commitments): \$756 million
- Portfolio Inception Date: July 2008
- Total Number of Fund Investments: 13
- Total Number of Direct or Co-Investments: 22
- Net IRR Since Inception: 7.2%

Mr. Jacksha noted that the CBRE Caledon report focuses a lot on time-weighted return. He wondered if the board should instead be looking at the IRR.

Mr. Martin responded that he thought it should be the IRR.

Ms. Spyrtos agreed with Mr. Martin. With respect to private markets investments, IRR does seem to be the preferred viewpoint in terms of looking at it. A lot of pension funds like to roll up their returns across the board, though; and oftentimes, because time-weighted rates of return are used, they like to report both.

Mr. Jacksha said he would agree with that.

Mr. Martin commented that IRR is a much better comparative measure for private markets, but NEPC tries to maintain consistency across the portfolio, and so uses the time-weighted rates.

3. Q2 2021 PROXY VOTING REPORT

Mr. Magid moved for approval. Ms. Cameron seconded the motion, which passed unanimously.

4. Q3 2021 COMMISSION REPORTS

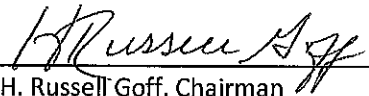
[Informational.]

5. OTHER REPORTS AND DISCUSSION

None.

ADJOURN

The meeting adjourned at 8:45 a.m.



H. Russell Goff, Chairman