

Board of Trustees

MEETING MINUTES

Tuesday, March 4, 2025 – 9:00 AM

Location: 310 S Main St., STE 1250, Salt Lake City, UT 84101

Board Attendees:

Marlo Oaks, Mark Siddoway, David Zucker, Bong Choi, David Nixon

Other Attendees:

Peter Madsen, SITFO; Ryan Kulig, SITFO; Johnny Lodder, SITFO; Hayden Bergeson, SITFO; Rainey Cornaby, SITFO; Jess Rowe, SITFO; John Sorensen, SITFO; Oliver Sorensen, SITFO; Rodney Tran, SITFO; Wylie Kimball, SITFO; James Walsh, Albourn; Jeremy Miller, RVK; Matthias Bauer, RVK; Paula Plant, SCT; Brook McCarrick, AG's Office (Virtual); Kirt Slaugh, State Treasurer's Office (Virtual); Cindy Lowe, DHHS (Virtual); Jessie Stuart, LTPAO (Virtual); Liz Mumford, LTPAO (Virtual); Kim Christy, LTPAO (Virtual); Joe Ebisa, Citizen (Virtual); Rachel Gregory, Citizen (Virtual)

Open Session – Call the Meeting to Order (Start at 9:00 AM)

Chair Marlo Oaks called the meeting to order at 9:04 AM, on the 4th day of March 2025. Trustee Oaks started with a roll call of attendees.

Administrative – Recap and Approval of Minutes from December 2-3, 2024 SITFO (Action Item)

Mr. Ryan Kulig provided a recap of the December Summit and board meeting. He presented the meeting minutes from the December board meeting. Chair Oaks entertained a motion to approve the minutes. Trustee Zucker motioned to approve the minutes, and Trustee Nixon seconded the motion. The motion passed.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

Administrative – Administrative Rule, SITFO (Action Item)

Mr. Kulig presented administrative rule R849-2, which establishes a process in case SITFO is petitioned or a decision is challenged. Mr. Kulig emphasized that while the rule has been in place since 2014, there has not been an instance where the rule was utilized. He noted that SITFO has worked with Brook McCarrick from the Utah Attorney General's Office, as well as the Utah Office of Administrative Rules to establish the rule. Chair Oaks entertained a motion to approve the administrative rule. Trustee Choi motioned to approve the administrative rule R849-2, and Trustee Zucker seconded the motion. The motion passed.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

Administrative – Investment Consultant Review, SITFO (Action Item)

Ms. Rainey Cornaby outlined the contract process for hiring and compensating investment consultants, which falls under the responsibility of the SITFO Board of Trustees (per statute 53D-1-303). She presented the recommendations that Albourne should be retained for ongoing transaction support, and commissioned for legal due diligence, deal support, and investment-related services. Ms. Cornaby also recommended that RVK should be retained for general consulting services, operational support, and investment manager research, but commissioned for traditional asset class investment due diligence and operational due diligence. Chair Oaks entertained a motion to retain the consultant services as described



by Ms. Cornaby. Trustee Siddoway motioned to approve the hiring of Albourne and RVK as investment consultants, and Trustee Choi seconded the motion. The motion passed.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

Administrative – Classification and Benchmark Updates, *SITFO* (Action Item)

Mr. Hayden Bergeson presented the classification and benchmark updates. To improve liquidity in the public portfolio an evergreen core real estate fund is transitioning to Private Real Assets. To limit the evergreen fund's impact on future pacing, Mr. Bergeson noted that some drawdown funds in Private Real Assets would be reclassified to the Private Equity and Private Income portfolios. The net impact maintains SITFO's overall allocation in Private Real Assets and its pacing.

Mr. Bergeson also detailed SITFO's benchmarking updates, which means changing the Strategic Asset Allocation (SAA) table in the Investment Policy Statement (IPS) and adjusting some asset class names, including 'GRIPs' to 'Duration' and 'Systematic Convexity' to 'Convexity.' SITFO proposed the following changes to the SAA table in the IPS: Cambridge Private Equity Composite to Hamilton Lane Private Equity Composite, Cambridge Private Real Assets Composite to Hamilton Lane Private Real Assets Composite, Cambridge Private Credit Composite to Hamilton Lane Private Credit Composite, S&P Real Assets Index to S&P Real Assets Equity Index, and Convexity Composite Benchmark to HFRI Macro Index. All changes will be effective April 1, 2025.

Chair Oaks entertained a motion to approve the new IPS Table. Trustee Nixon motioned to approve the new IPS Table, and Trustee Siddoway seconded the motion. The motion passed.

Record of the Vote:



Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

Administrative – LTPAO Update, *LTPAO*

Ms. Jessie Stuart provided an update on the Land Trusts Protection and Advocacy Office (LTPAO), noting that the SITFO Board of Trustees Nominating Committee process is underway. Their purpose is to select candidates for the SITFO Board of Trustees, then submit names to Treasurer Oaks who ultimately picks the new Trustee. Interviews will take place mid-March 2025. Treasurer Oaks will select the new Trustee in late March.

Ms. Stuart also provided an update on HB 483, which initially included language proposing the repeal of LTPAO. Through significant effort and help on behalf of Treasurer Oaks, the proposed repeal was removed. A substitute bill was introduced and passed unanimously in the House. The revised bill primarily addresses SITLA-related provisions, including a right of first refusal (Sub 3). Ms. Stuart also noted a \$50 million appropriation from the Executive Appropriations Committee to the School Permanent Funds Account, this money will be given to the Division on Natural Resources to purchase a parcel of trust lands in fiscal year 26.

Finance Committee Updates, *SITFO*

Mr. Kulig presented a personnel update, noting that Mr. Wylie Kimball transitioned to full-time, while Mr. Jace Richards' last day was the previous Friday. Mr. Kulig noted that the Deputy Chief Investment Officer (DCIO) position remains vacant, with an anticipated start date of April 1, 2025, though this is not yet finalized.

Ms. Cornaby provided a budget update, noting that Q2 actuals were below the appropriated budget and forecast. She noted the variance between actuals and the forecast is primarily due to delays in hiring the DCIO as well as some smaller variances in the categories of current expenses and travel. She explained that in Q3, a variance between forecast and actuals remains tied to the DCIO hiring delay, and that the budget continues to be processed through FINET. She noted that the SITFO Fiscal Year 2026 Appropriated



Budget passed following SITFO's presentation at the Capitol. Approval came through the Senate and House via S.B. 1.

Ms. Cornaby also stated that SITFO is exploring options to add 2-3 private offices while maintaining space for part-time employees. She noted that a review of state facility guidelines confirmed that SITFO's office space meets state standards, though it has a larger-than-average conference room proportion (27% vs. typical 5-10%). Ms. Cornaby showed that even with an expansion, the rent rate per square foot would remain below the market rate, and negotiations are ongoing to secure lower costs. The Trustees had no concerns or additional feedback in regards to SITFO's office lease expansion.

Performance and Risk Reporting – Executive Summary, *SITFO*

Mr. Hayden Bergeson reported the portfolio is within compliance for risk and liquidity. The portfolio ended Q4 overweight Growth and Real Assets while underweighting Income and Defensive. The portfolio ended Q4 four basis points beyond its Public Equity max range but is now well within ranges in Q1 2025. Mr. Bergeson and Mr. Sorenson walked through the portfolio's performance, attribution and risk while detailing key market themes that influenced the portfolio. The portfolio exhibited strong absolute and relative performance over the past year with significant outperformance in the Public Real Assets and Public Income portfolios.

Closed Session - Investments & Chief Investment Officer Review (Action Item)

Ms. McCarrick, attending through zoom, walked the board through closing the meeting for criteria detailed in Utah Code § 52-4-205(1)(a) and 53D-1-304(6). She confirmed these criteria were the only matters to be discussed during the closed session. As permitted by Utah Code § 52-4-206(6), the Board did not make an audio recording or take written minutes of the personnel portion of the closed session. At 10:52 AM Ms. McCarrick noted that Chair Oaks would entertain a motion to close the meeting. Trustee Nixon motioned to close the meeting, and it was seconded by Trustee Zucker. A roll call vote was taken, and the motion passed.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes



Trustee Zucker: Yes

Trustee Choi: Yes

Open Session – Compensation Changes, *SITFO* (Action Item)

Mr. Ryan Kulig summarized that the proposed Senior Investment Analyst compensation range moving forward will be \$46.55 - \$76.76. Chair Oaks entertained a motion to approve the new compensation range. Trustee Zucker motioned to approve the new Senior Investment Analyst salary range, and Trustee Nixon seconded the motion. The motion passed.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

Adjourn (Action Item)

Chair Oaks entertained a motion to adjourn. Trustee Nixon made a motion to adjourn the meeting. Trustee Siddoway seconded the motion, and the motion passed. The meeting was adjourned at 2:24 PM.

Record of the Vote:

Trustee Oaks: Yes

Trustee Nixon: Yes

Trustee Siddoway: Yes

Trustee Zucker: Yes

Trustee Choi: Yes

