

COMMISSIONERS OF THE LAND OFFICE

Regular Investment Meeting Minutes

Wednesday, September 9, 2020 at 1:00 p.m.
Large Conference Room
Commissioners of the Land Office – Ninth Floor
Oklahoma City, Oklahoma

Notice was posted online with the Secretary of State on November 22, 2019. Public notice was also posted on the Commissioners of the Land Office website and at the Commissioners of the Land Office on Friday, September 4, 2020 at 4:00 p.m.

INVESTMENT COMMITTEE MEMBERS:

Cindy Byrd, Commissioner attended via Teleconference
Mathangi Shankar, Investment Committee Member attended via Teleconference
Bob Mareburger, Investment Committee Member attended via Teleconference

CLO STAFF PRESENT:

Elliot Chambers, Secretary
Karen Johnson, Chief Financial Officer
Mike Lyons, Assistant Director of Financial Services
Bennett Abbott, General Counsel
Emma Thomas, Financial Manager
Edward Romero, Financial Manager
Andrea Bair, Assistant General Counsel
John Fischer, Commercial Property Group Manager

VISITORS:

Mark Higgins, RVK (teleconference)
Sandra Rochell, Bank of Oklahoma (teleconference)

Karen Johnson called the meeting to order at 1:04 p.m., confirmed proper posting of the meeting notice, ensured the presence of a quorum, and called the roll.

Byrd: Present
Mareburger: Present
Shankar: Present

1. Request Approval of Minutes for Regular Meeting held July 8, 2020

- a. *Presented by Karen Johnson, CFO*
- b. *Discussion*
- c. *Action in which the Committee may approve or disapprove the matter and/or direct staff to take further action*

Cindy Byrd made a motion to approve the minutes from the June 10, 20200 meeting. Mathangi Shankar seconded the motion.

Byrd: Aye
Mareburger: Aye
Shankar: Aye Motion Carried

2. Presentation of Performance Review by RVK (Informational Purposes Only)

- a. Presented by Mark Higgins, RVK*
- b. Discussion*

Public equity markets posted a strong start to the second half of the year as all major market indices delivered positive results for the month of July. As of July 2020, the CLO Permanent Trust was approximately \$2.37 billion. The Trust returned 2.94% for the month outperforming the target allocation.

3. Updated Fiscal Year 2021 Yield Forecast

- a. Presented by Mark Higgins, RVK*
- b. Discussion*

The Trust has a dual mandate to maintain the real value of the corpus to benefit future generations, as well as distributing a sufficient level of income to benefit the current generation. Portfolio yield is anticipated to decline modestly in FY 21. The current analysis indicates a total yield of \$94 million.

4. Executive Session

Executive Session may be convened pursuant to 25 O.S. § 307(B) (3) & (D) for discussing the purchase, exchange or appraisal of real property.

- a. Recommendation of General Counsel, Bennett Abbott to adjourn to Executive Session*
- b. Motion and Vote to Convene Executive Session*
- c. Executive Session*
- d. Motion and Vote to Return to Regular Session*

Bob Mareburger made a motion to adjourn to Executive Session. Cindy Byrd seconded the motion.

Byrd: Aye
Mareburger: Aye
Shankar: Aye Motion Carried

Mathangi Shankar made a motion to return to Regular Session. Bob Mareburger seconded the motion.

Byrd: Aye
Mareburger: Aye
Shankar: Aye Motion Carried

5. Proposed Action on Executive Session Items

Bob Mareburger made a motion to recommend to the Commissioners of the Land office to authorize the CLO secretary to execute up to five land exchange agreements for parcels previously authorized or that may be authorized at a later date and a Purchase and Sales Agreement with the intent to acquire commercial investment properties in Tulsa, Oklahoma. The Purchase and Sales Agreement shall be in an amount not to exceed the appraised value of the properties, along with associated acquisition costs, exchange properties, and cash, if necessary, for the purchase of the commercial investment properties located at 201 W 5th Street and/or 419 S. Denver Avenue, both in Tulsa, Oklahoma to the extent that a minimum of a ten year lease can be negotiated with the Office of Management Enterprises Services (OMES). Mathangi Shankar seconded the motion.

Byrd: Abstain
Mareburger: Aye
Shankar: Aye Motion Carried

6. Adjourn

A MOTION was made by Bob Mareburger seconded by Mathangi Shankar to adjourn the meeting.

Byrd: Aye
Mareburger: Aye
Shankar: Aye Motion Carried

The meeting was adjourned at 1:58 p.m.