

Laborers' and Retirement Board Employees'
Annuity and Benefit Fund of Chicago

321 N. Clark Street, Suite 1300, Chicago, IL 60654

Special Meeting – Regular Minutes

March 11, 2021
9:07 AM
Via Teleconference

Date of Meeting: March 11, 2021
Start Time: 9:07 a.m.
Location: Via Teleconference

The following were Present:

Victor Roa	– President
James Joiner	– Vice President
Michael LoVerde	– Secretary
James Capasso, Jr.	– Trustee
Melissa Conyears-Ervin*	– Trustee (joined at 9:14 a.m.)
Stephen Skardon	– Trustee
Reshma Soni*	– Trustee (joined at 9:57 a.m.)
Jennie Bennett*	– Trustee

Staff & Consultants:

	Joseph Burns	– Jacobs, Burns, Orlove & Hernandez LLP, Outside
Counsel		
	Taylor Muzzy	– Jacobs, Burns, Orlove & Hernandez LLP, Outside
Counsel		
	James Wesner	– Marquette Associates, Investment Consultant
	Kweku Obed	– Marquette Associates, Investment Consultant
	Neil Capps	– Marquette Associates, Investment Consultant
	Jessica Noviskis	– Marquette Associates, Investment Consultant
	Tina Consola	– Executive Director
	John Carroll	– Compliance Administrator
	Nadia Oumata	– Director of Investments

Absent:

Observers:	Craig Slack	– Office of the City Treasurer, City of Chicago
	Mauricio Banuelos	– Office of the City Treasurer, City of Chicago
	Jalil Khoury	– J.P. Morgan
	Alexandria Chatt	– Wellington Investments
	Ruhama Mezmur	– Wellington Investments
	Gar Chung	– Financial Investment News
	Adam Rees	– Fundmap
	Treavor Squire	– City Bureau
	Jennifer Bamberg	– City Bureau

* *Denotes partial attendance during the open portion of the meeting.*

A special meeting of the Retirement Board (“Board”) of the Laborers’ and Retirement Board Employees’ Annuity and Benefit Fund of Chicago (“LABF” or “Fund”) was held via teleconference on March 11, 2021. President Roa declared there was a quorum after Secretary LoVerde took attendance. There was no public participation.

President Roa read a statement regarding P.A. 101-0640 which establishes guidelines for the Open Meetings Act as it pertains to remote meetings during this or any other disaster or emergency situation, and determined that an in-person meeting was not practical or prudent because of the COVID-19 pandemic. President Roa then confirmed the attendance of Board members, Fund staff, consultants, and general public, verified that each person could hear clearly, and informed all participants that the meeting was being recorded. President Roa further informed the Board that all votes would be taken by roll call with each Board member identifying themselves before voting.

INVESTMENTS REPORT

Volatility Risk Premium (VRP) RFP Interviews

Mr. Wesner gave an overview of the pending Volatility Risk Premium search and a brief description of each of the following firms presenting before the Board at the meeting:

1. DGV Solutions
2. Gladius Capital Management
3. Neuberger Berman Investment Advisers
4. Parametric Portfolio Associates

The Board listened to the presentations from each of the finalists and asked questions of the presenters. The Board then went into executive session to discuss the presentations.

Trustee Bennett left the meeting during the manager presentations.

EXECUTIVE SESSION NO. 1

At 11:22 a.m., Trustee Skardon requested an executive session under 5 ILCS 120/2(c)(7) to discuss the sale or purchase of securities, investments, or investment contracts. Trustee Joiner seconded the motion.

Roll-call: For -- Trustees Roa, Joiner, LoVerde, Capasso, Conyears-Ervin, and Skardon.
Against -- None.

At 11:48 a.m. Trustee Skardon made a motion, seconded by Trustee Joiner, that the executive session be adjourned and that the Board return to open session.

Roll-call: For -- Trustees Roa, Joiner, LoVerde, Capasso, Soni, and Skardon.
Against -- None.

It was moved by Trustee LoVerde, seconded by Trustee Joiner, to invest \$50 million in Neuberger Berman U.S. Equity PutWrite Strategy, subject to contract negotiations, pursuant to Marquette's recommendation.

Roll-call: For -- Trustees Roa, Joiner, LoVerde, Capasso, Soni, and Skardon.
Against -- None.

Trustee Conyears-Ervin left the meeting during the executive session.

Mr. Wesner left the meeting after the executive session.

Mesirow Financial Institutional Real Estate Presentation

Tom Hynes and Alasdair Cripps of Mesirow Financial Real Estate (Mesirow) provided an overview of the real estate market, reviewed the performance of Mesirow's previous real estate funds, and discussed their investment process. Mr. Cripps and Mr. Hynes also reviewed Mesirow's new fund, Mesirow Financial Real Estate Value Fund IV, L.P. (Fund IV), which is a follow-on fund to the previous Mesirow real estate funds in which LABF has invested.

Mr. Cripps reviewed the favorable pricing structure available to LABF if it were to choose to invest in Fund IV and the terms for this investment. The Trustees asked some questions regarding the terms of Fund IV. Mr. Obed reviewed the due diligence which Marquette Associates performed regarding Fund IV.

It was moved by Trustee LoVerde, seconded by Trustee Joiner, to invest \$10 million in the Mesirow Financial Real Estate Value Fund IV, L.P., subject to contract negotiations.

Roll-call: For -- Trustees Roa, Joiner, LoVerde, Capasso, Soni and Skardon.
Against -- None.

ADJOURNMENT

With no further business, at 12:25 p.m., Trustee Capasso made a motion to adjourn. Trustee Skardon seconded the motion.

Roll-call: For -- Trustees Roa, Joiner, LoVerde, Capasso, Soni, and Skardon.
Against -- None.