

May 19, 2016  
Burlington Employees' Retirement Board –  
City Hall, Conference Room 12

Board Members Present:

- Jim Strouse
- Matthew Dow
- Benjamin O'Brien (Via Phone)
- Daniel Gilligan
- Bob Hooper
- Munir Kasti
- Bob Rusten
- Jeff Wick

Others Present:

- Stephanie Hanker
- Kim Sturtevant (Via Phone, In person 9:30)
- Barry Bryant – Dahab Associates (Via Phone)
- Springer Harris – Member of Public

Called to order at 8:35am

1. **Agenda:**

No changes to the agenda as presented

2. **Public Forum:**

No Public Comments

3. **Approve Minutes of 04/21/2016 & 05/05/2016:**

Bob Hooper moved to approve minutes as presented. Munir Kasti 2<sup>nd</sup>.  
Motion carries 8:0

4. **Ratify/Approve Refunds and Rollovers:**

Munir Kasti moved to approve the refunds and rollovers as presented. Bob  
Hooper 2<sup>nd</sup>. Motion carries 8:0

5. **Approval of Retirement Applications:**

Bob Hooper moved to approve the presented retirement applications.  
Matthew Dow 2<sup>nd</sup>. Motion carries 8:0

6. **Performance Presentation – Dahab:**

Barry Bryant presented the first quarter performance. Barry Bryant stated  
as of March 31, 2016 the City of Burlington Employees Retirement System

was valued at \$152,436,663.00, a decrease of \$102,799.00 from the December ending value of \$152,539,462.00. Barry Bryant stated last quarter, the account recorded a net withdrawal of \$1,719,013.00, which overshadowed the fund's net investment return of \$1,616,214.00. Barry Bryant stated in the first quarter, the total portfolio gained 1.1%, which was 0.4% below the Burlington Policy Index's return of 1.5% and ranked in the 42<sup>nd</sup> percentile of the Public Fund universe. Barry Bryant stated the portfolio, over the trailing year, returned -2.6%, which was 1.2% less than the benchmark's -1.4% performance, and ranked in the 73<sup>rd</sup> percentile.

**7. Discussion Regarding Real Estate Manager Vendors:**

Barry Bryant provided the Board with a summary of the information presented by the potential real estate managers on May 05, 2016. Jeff Wick stated would prefer going with a core strategy and not a core plus strategy, to go safe at first then take some of the equity later and go with a core plus strategy. Bob Rusten asked if it was possible to do 5% in core plus and 10% in a core strategy, that way balancing the risk but still not leaving all the potential benefit off the table. Matthew Dow stated he agreed with Bob's strategy if possible. Daniel Gilligan stated when it comes to a bond substitute core is the truest to that but would prefer to split the 15% and make as much as we can. Jim Strouse stated he is leaning with a core strategy as a bond substitute, when a decision was made to get out of VPIC the Board opted for a more simplistic approach, so he would go with core now and look down the road at possible different strategies. Bob Hooper stated he would like to move forward with core and decide later about core plus. Bob Rusten stated he would go in the direction everyone is comfortable with and is good with core. Daniel Gilligan stated he would like to go with a core strategy through UBS because the fees are good. Benjamin O'Brien stated if it is a core strategy he would like to go with UBS. Jeff Wick moved to move \$15 million into the UBS core strategy for real estate. Bob Rusten 2<sup>nd</sup>. Motion carries 8:0.

**8. Review Valuation:**

Bob Rusten moved to accept the final valuation provided to the Board by Buck Consultants. Bob Hooper 2<sup>nd</sup>. Motion carries 7:0

**9. Other Business:**

No other business

**10. Adjourn:**

Jeff Wick moved to adjourn. Matthew Dow 2<sup>nd</sup>. Motion carries 7:0  
Meeting adjourns 9:55am.