

# CSUSB FOUNDATION

*Building a Culture of Philanthropy*

## INVESTMENT MEETING

November 8, 2019, 10:00 a.m.

AD-127

### Minutes

**Members Present:** Gary McBride, *Investment Committee Chair*  
Robert Nava, *Executive Director*  
Douglas Freer, *Treasurer*  
Thomas Pierce  
William M. Stevenson  
Ed Teyber  
Ellen G. Weisser, *Chair*

**Others Present:** Monica Alejandre  
Mimi Badulis  
Mike Breller  
Michelle Cazares  
Carl Chang  
Anna (Zawieja) Reese

**Members Absent:** ASI President

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- I. Welcome  
McBride called the meeting to order at 10:08 a.m.
  - II. Approval of the Minutes  
**Motion:** The minutes of the September 6, 2019 Investment Committee meeting were approved. *(Pierce/Teyber /Unanimous)*.

The committee discussed the portfolio market performance, and also reviewed the investment policy. They asked Beacon Pointe to Provide input at next meeting in terms of how they would assess the effectiveness of the statement.

Breller addressed the importance of measuring the full market cycle (peak to peak or trough to trough), and to make sure that the market performance was indicative of the investment policy. He will bring an edited policy, for the committee's recommendation, for the next meeting.

Breller provided a performance update, and noted that the portfolio has had more downside protection over the years, but in the more recent years, those moves have brought benefit to the portfolio.

Carl Chang presented to the committee on the Kimpact Evergreen Real Estate Investment Fund. Kairos® Investment Management Company is raising its fifth fund, Kimpact Evergreen Real Estate Investment Fund, LP. Kimpact is an open-ended real estate fund that invests in affordable housing in the US, including low income housing tax credit (LIHTC), self-regulated market rate, manufactured housing, and 55+ communities below the institutional radar, typically ranging between \$5-\$30 million. The fund seeks to generate internal rates of return (IRR) of up to 14% net to investors, with approximately 2/3 from cash flow.

#### Redwood/Kimpact

Beacon Pointe Recommendation: 4.3% (1.5% allocation to Kimpact fund (close to 700K), rebalancing up to 5% from the prudential global (PGIM). Balance would come from Blackrock.

**Motion** by Gary to approve Beacon Pointe's recommendation. (Pierce/Teyber/unanimous)

#### Short term cash investment discussion


Pierce suggests a one pager on explanation of strategy for long-term investment. Beacon Pointe to provide suggestions for \$4-5M into a long-term (either P2/P3) or the transfer of Vanguard funds. Breller asked which bucket the committee would like to explore, and proposed something like 60/40 long term built to earn with moderate risk 5-6%. He will bring recommendations to the next meeting.

**Motion** by Gary to approve the following motions: (Teyber/Pierce/unanimous)

\$3.6 million, taking 2/3 into vanguard  
1/3 into SWIFT  
\$900K from P2  
\$1M from P3  
\$1.6M today and the other amounts in the next four months versus 2.6

III. Adjourn 12:11PM

**Signature of Minutes Approval**  
**Investment Committee Meeting**  
November 8, 2019, 10:00 a.m.  
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Signature:  Date: 2/21/20

Print Name: William Stevenson

Board Position: Secretary