

COUNTY OF HENRICO, VIRGINIA
FINANCE BOARD
REGULAR MEETING
July 12, 2023

The Henrico County Finance Board convened a regular meeting on Wednesday, July 12, 2023, at 2:00 p.m. in the Finance Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

Members of the Board Present:

Sheila Minor, Director of Finance, Board Chairman
Vaughan G. Crawley, Citizen Member
John B. Wack, Citizen Member
Carter Whitelow, Citizen Member

Other Attendees:

Charles Ramsay, Finance-Accounting

Mrs. Minor called the meeting to order at 2:05 p.m.

Approval of Minutes of the Meeting of March 29, 2023

Mr. Crawley reminded everyone that a draft of the minutes had been emailed for review in advance of the meeting. The Board approved the minutes as presented.

Summary of VML/VACO OPEB Board Meeting – June 30, 2023

Mrs. Minor reviewed excerpts of handouts from the VML/VACO OPEB Board meeting materials.

She noted that there was a presentation from AEW Core Property Fund. AEW Core Property Trust is included in the Core Real Estate investments in Portfolio I. She noted that AEW shared specific observations regarding commercial office space and the effects of the pandemic and teleworking on various markets such as D.C. They also discussed the locality perspective regarding places heavy in office space and the observed movement away from cities since the pandemic. AEW shared growth projections noting that they were strategically trying to grow in residential/multi-family property.

Review of Portfolio Performance

Mrs. Minor reviewed a handout and discussed the performance of Portfolio I (where County's funds are held). She noted that the Portfolio was trailing relative to the benchmark for the period ending 5/31/23. She pointed out that the Core Real Estate Composite was significantly below the benchmark. This was attributed to the other fund manager, UBS, and not AEW. It was noted that UBS had a managerial change which likely contributed to the underperformance. VML/VACO asked the Board to allow the new investment director and staff to start redeeming shares of UBS. Staff will be coming forward at the next meeting to recommend a replacement investment for the redeemed proceeds.

Other Business

- Mr. Crawley inquired about the timing of the required annual update to the Board of Supervisors. Mrs. Minor noted that the last letter was dated June 17, 2022. As such, it was time to do another update.

Next Meeting

Wednesday, October 4, 2023.

Adjourn

There being no further business, the meeting was adjourned at 2:26 p.m.

A handwritten signature in cursive script, appearing to read "Shelia S. Moore", is written above a horizontal line.

Director of Finance
Finance Board Chairman
Henrico County, Virginia