



**Thursday, November 3, 2022  
Private Markets Committee Meeting**

**9:30 A.M.**

**In Person at the Washington State Investment Board  
2100 Evergreen Park Drive SW, Olympia, WA 98502**

**OR**

**The link to join can be found at [www.sib.wa.gov/meetings.html](http://www.sib.wa.gov/meetings.html)**

**1. Call to Order (9:00a)**

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**2. Adoption of the Minutes (9:00-9:05)**

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A. Adoption of the June 2, 2022, Minutes

**3. Tangible Assets Investment Recommendations (9:05-9:55)**

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A. Oaktree Transportation Infrastructure Capital Partners, L.P.

**4. Closing Log (9:55-10:00)**

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A. Closing Log

**5. Other Items (10:00-10:05)**

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**6. Adjourn (10:05a)**

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**WASHINGTON STATE INVESTMENT BOARD  
Private Markets Committee Meeting Minutes  
November 3, 2022**

The Private Markets Committee met in open public session via Microsoft Teams video conferencing available to participants and members of the public at [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZjRiN2JhYmYtODImMC00NmQyLWlzMzktNDImNjU3MjhhNjg4%40thread.v2/0?context=%7b%22Tid%22%3a%2211d0e217-264e-400a-8ba0-57dcc127d72d%22%2c%22Oid%22%3a%228fc4d9d4-af9d-4c7e-89f7-0987f5420086%22%7d; Dial-In Number 1-360-726-3322; Phone Conference ID: 931 763 19#](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjRiN2JhYmYtODImMC00NmQyLWlzMzktNDImNjU3MjhhNjg4%40thread.v2/0?context=%7b%22Tid%22%3a%2211d0e217-264e-400a-8ba0-57dcc127d72d%22%2c%22Oid%22%3a%228fc4d9d4-af9d-4c7e-89f7-0987f5420086%22%7d; Dial-In Number 1-360-726-3322; Phone Conference ID: 931 763 19#).

Members Present: Joel Sacks, Private Markets Committee Chair  
Tracy Guerin  
Ada Healey  
Judy Kuschel  
Senator Mark Mullet  
Yona Makowski

Other Board Members Present: Bill Longbrake

Members Absent: David Nierenberg

Also Present: Allyson Tucker, Chief Executive Officer  
Chris Hanak, Chief Investment Officer  
Diana Will, Senior Investment Officer – Tangibles Assets  
Dorota Czub, Assistant Senior Investment Officer – Tangible Assets  
Ashana Wenzel, Administrative Assistant  
Tammy Lee, Administrative Assistant  
  
Tor Jernudd, Assistant Attorney General  
Lisa Bacon, Meketa Investment Group  
John Frank, Oaktree Capital Management  
Emmett McCann, Oaktree Capital Management  
Josh Connor, Oaktree Capital Management  
Dave Barger, Oaktree Capital Management  
Nate Quinn, Oaktree Capital Management  
Tony Harrington, Oaktree Capital Management

**CALL TO ORDER**

Chair Sacks called the meeting to order at 9:03 a.m. and took roll call.

**ADOPTION OF THE June 2, 2022, MINUTES**

**Chair Sacks moved to adopt the June 2, 2022, minutes.  
Senator Mullet seconded, and the motion carried unanimously.**

## **TANGIBLE ASSET INVESTMENT RECOMMENDATION – OAKTREE TRANSPORTATION INFRASTRUCTURE CAPITAL PARTNERS, L.P.**

Ms. Czub described the key aspects of open-ended, perpetual capital vehicle funds, explaining the management fee structure and long-term ownership of income-generating assets.

Discussion ensued regarding the WSIB's ability to exit the fund and potential secondary market interests.

Ms. Czub explained that Oaktree Transportation Infrastructure Capital Partners, L.P. (TICP) seeks to invest in North American-based transportation assets that facilitate the critical movement of goods and people via air, land, and sea. The objective of the fund is to invest in assets that provide a strong downside protection and exhibit critical infrastructure characteristics such as long asset lives, essentiality of purpose, limited competition, difficult to replicate footprints, stable and predictable revenue streams, and cost pass-through and inflation-protection characteristics.

Ms. Bacon provided an overview of Meketa's evaluation of the proposed investment and their support of the WSIB's investment in the fund. Ms. Bacon expressed that TICP compliments the tangible assets portfolio with Oaktree's experienced team and industry specialists. This is a new fund that is open-ended and sector specific, but very diversified with an advantage to early investors.

Discussion ensued regarding target yield expectations for the fund, sector specifics, risk evaluations by staff and consultants, inflation concerns, and the WSIB's participation in the fund's advisory committee.

Mr. McCann discussed Oaktree Capital Management's (Oaktree's) transportation expertise with a highly focused team; strategic capital investor, owner, and operator; value-added core plus approach; thematic and methodical approach to sourcing; and established track record with a talented and differentiated team.

Mr. Connor shared an overview of the currently managed assets and related TICP's strategy to grow attractive investments that create adjacencies and partnerships within the reputation-focused transportation industry. He emphasized specific industry verticals and sub-sectors as part of TICP's investment mandate using a value-added approach.

Mr. Barger spoke to the cohesive and collaborative team at TICP and their actions in developing, mentoring, and wrapping around the industry specialist within the investment team.

Mr. McCann commented that the transportation sector is in a compelling macroeconomic environment, and certain sector trends are creating significant investment opportunities including the global supply chain evolution, the transportation energy transition, aging infrastructure, and structural changes in work and consumption habits putting capital to work.

**Chair Sacks moved that the Private Markets Committee recommend the Board invest up to \$250 million, plus fees and expenses, in Oaktree Transportation Infrastructure Capital Partners, L.P, subject to continuing due diligence and final negotiation of terms and conditions. Ms. Makowski seconded, and the motion carried unanimously.**

**PRIVATE MARKETS CLOSING LOG**

There were no transactions to report this period.

**OTHER ITEMS**

There were no other items to come before the Committee, and the meeting adjourned at 10:36 a.m.