

# CODY A. DANKS BURKE

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## VELOCIS CAPITAL

2021-  
present **STRATEGIC ADVISOR** Dallas, TX  
Ithaca, NY  
Real estate private equity firm focused on investments in the Sun Belt

- Lead strategic planning to ensure long-term sustainability of the firm. Develop optimal business and staffing models.
- Strengthen current and proposed investment strategies.
- Develop and implement fundraising plan; create new marketing materials, identify prospective investors, coach investment team on prospective investor presentations.
- Advise current and prospective investors on real estate portfolio construction.
- Co-develop Diversity, Equity & Inclusion policy.

## THE AGNEW COMPANY

2021-  
present **STRATEGIC CONSULTANT** Portland, OR  
Ithaca, NY  
Multi-generational family office focused on private investments

- Re-underwrite portfolio of real estate investments; recommend retention or disposition of assets.
- Refine real estate portfolio strategy; source and conduct due diligence on new investments.
- Advise CIO on general portfolio strategy and investment management.

## CORNELL UNIVERSITY

2021-  
present **VISITING PROFESSOR OF PRACTICE** Ithaca, NY  
College of Architecture, Art & Planning | Baker Program in Real Estate

- Teach *CRP 6560 Real Estate Transactions & Deal Structuring*, a graduate-level course examining the commercial real estate transaction process from a practitioner's perspective.
  - Lecture twice weekly to a class of 45 undergraduate and graduate students.
  - Restructured curriculum to bring it up to date.
  - Recruited leading practitioners to bring their perspectives into the classroom.
  - Mentor students as they begin careers; place students with real estate firms in my network.
- Teach *CRP 5370 Real Estate Seminar*, a course that brings distinguished speakers from across the real estate industry to campus to address critical issues and topics in their areas of expertise.

2020 **SPECIAL ADVISOR FOR ASSET MANAGEMENT** Ithaca, NY  
Direct management of public private real estate development partnerships:

- Renegotiated ground leases and development agreements for projects at Cornell Tech in NYC.
- Restructured and modified loan made by Cornell to support these projects.
- Worked with development partners on opening plans and lease-up strategies.

Rationalized Cornell's portfolio of non-investment hard assets:

- Identified assets that are not core to mission; developed exit strategies to unlock University capital.
- Led multi-stage process to sell mineral rights portfolio.

## CORNELL UNIVERSITY INVESTMENT OFFICE

2013-  
2020 **SENIOR INVESTMENT OFFICER (SIO)** NYC and  
Ithaca, NY  
Managed one-fifth of \$7 billion University endowment, outperforming benchmark on a 1, 3, 5, and 10-basis.

- Extensive experience across all sectors, operations, and human resources. Led teams and served as direct supervisor of dozens over the years.
- For private and publicly traded Real Estate and Natural Resources: Developed portfolio strategy, originated, structured, and monitored investments. Invested \$1.5 billion in real asset strategies.
- Sourced and monitored investments across multiple asset classes in strategies such as risk parity, portable alpha/market neutral hedge funds, and distressed debt.
- Developed and executed valuation-driven rebalancing of liquid real asset accounts.
- Identified emerging investment managers early in the lifecycle. Led anchor investments in early funds. Advised managers on reporting, governance, investor communication.

- Led office-wide analyst recruitment program.
- Represented the Investment Office at quarterly Investment Committee and Real Asset Subcommittee meetings, University Trustee events, and high-level University committees. Worked closely with senior leadership across disciplines.
- Additional Projects: ESG framework and monitoring. Asset allocation. Liquidity forecasting/modeling. Fee analysis. Endowment benchmarking. Manager reduction strategy. Endowment liquidity management.

2017-2018 **DIRECTOR OF INVESTMENT OPERATIONS**

Simultaneous position during Cornell search to fill vacancy, added to SIO responsibilities.

- Developed in-depth knowledge of performance and risk analysis, regulatory compliance, financial audit and accounting, and IT systems implementation.
- Managed 7-person team in Ithaca while recruiting new Operations team members in NYC. Co-led closure of Ithaca office and build-out of NYC office.

2016 **CO-INTERIM CHIEF INVESTMENT OFFICER (CIO)**

Simultaneous position during Cornell search to fill vacancy, added to SIO responsibilities.

- Developed knowledge base in all asset classes. Reviewed investments across full portfolio including Private Equity, Private Credit, Real Estate, Natural Resources, Hedge Funds, US and Non-US Equities and Fixed Income.
- Developed understanding of investment Operations. Oversaw Human Resource management. Worked closely with Cornell Trustees and managed 16-person staff.

2009-2013 **DIRECTOR** promoted from **ASSOCIATE DIRECTOR**

- Developed and implemented new investment strategy for \$600 million Real Estate portfolio. Built out global investments across risk spectrum and across property types.
- Managed \$1.1 billion long-only Equity portfolio in US, non-US developed, and emerging markets. Reviewed strategy and led manager searches.
- Expanded size and diversity of Natural Resources portfolio (built in my Analyst years).
- Led analyst, summer analyst internship, and MBA fellowship programs.

2006-2009 **PRINCIPAL INVESTMENT ANALYST**

- Developed endowment's first Natural Resources investment strategy. Managed (including through the Great Financial Crisis) \$900 million equity and debt portfolio in energy, timber, mining, and agriculture.
- Led evaluation of sustainability and divestment. Reported legislation and policy changes.

**PARTNERSHIP FUND FOR NEW YORK CITY**

2002-2004 **ASSOCIATE**

NYC, NY

\$100 million equity/debt fund in high-growth businesses improving NYC

- Identified, evaluated companies for investment. Conducted market and financial due diligence.
- Worked with entrepreneurs post-investment to improve and expand their businesses.
- Coordinated the New York Bioscience Initiative, a public-private partnership to develop one million square feet of lab space for commercial bioscience companies.

**THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION**

2000-2002 **SPECIAL ASSISTANT TO THE PRESIDENT**

Chicago, IL

Liaison between President, Board of Directors, and staff.

**UNITED STATES HOUSE OF REPRESENTATIVES**

1996-1999 Deputy Chief of Staff, Office of Congressman Mark Udall  
Press Secretary, Office of Congressman David Skaggs

Washington, DC

## **EDUCATION**

- 2006     **CORNELL UNIVERSITY, Johnson Graduate School of Management**  
**MBA**  
Bristol-Myers Squibb Leadership Fellow – 18 students with select leadership abilities.  
Great Leap Fund Co-founder – student-managed venture capital fund and technology incubator.
- 1995     **UNIVERSITY OF COLORADO AT BOULDER**  
**BA**  
International Affairs, emphasis in Latin America.  
Sigma Iota Rho International Affairs Honor Fraternity, Golden Key National Honor Society.  
President of Farrand Hall student government.  
Post-graduate Spanish immersion travel program through Latin America.

## **PROFESSIONAL AND PERSONAL AFFILIATIONS**

Cornell University Retirement Plan Oversight Committee  
Cornell University Energy Risk Oversight Committee  
Cornell Johnson MBA Sustainvest Business Pitch Competition Advisory Board  
Limited Partner Advisory Committees for endowment investment managers (numerous)  
Pension Real Estate Association (PREA)  
Harold D. Craft Leadership Program  
Wharton Studio Museum Board of Directors  
Spanish reading, conversation, and business communication skills