

Callan



February 18, 2021

City of Fort Pierce

Fourth Quarter Performance Review

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Stunning Recovery in Global Equity Markets in 4Q20

V-shaped equity rebound, ahead of the global economy

Global equity continued rally in 4Q

- S&P -33.5% from peak (02/19/20) to low on 3/23/20
- Rebound since March bottom lifted the S&P 500 by 70% through December! However, the strong recovery was concentrated in a few stocks: mega cap, IT.
- Fed cut rates to zero, commenced QE, instituted multiple facilities to backstop money markets, credit markets, and the economy.
 - Fed expects to get paid back.
 - Further fiscal stimulus added at year-end
- Economic recovery will be uncertain in 2021.
- Release of vaccines a huge positive development
- Distribution challenges may keep widespread inoculation from being achieved until mid-year.
- As COVID-19 infections surge anew, re-openings may be reversed in many states and localities.

Returns for Periods ended 12/31/20

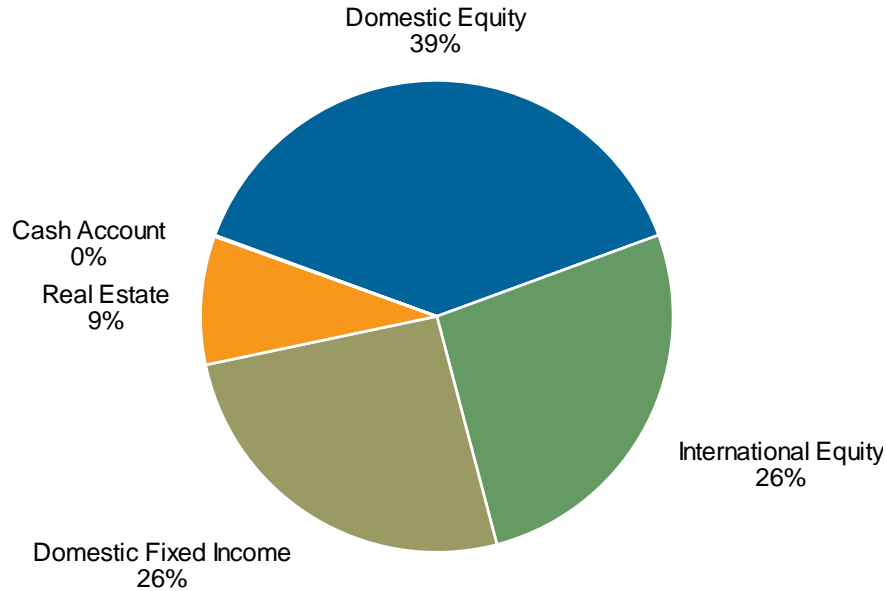
	1 Quarter	1 Year	5 Years	10 Years	25 Years
U.S. Equity					
Russell 3000	14.68	20.89	15.43	13.79	9.67
S&P 500	12.15	18.40	15.22	13.88	9.56
Russell 2000	31.37	19.96	13.26	11.20	9.05
Global ex-U.S. Equity					
MSCI World ex USA	15.85	7.59	7.64	5.19	5.17
MSCI Emerging Markets	19.70	18.31	12.81	3.63	--
MSCI ACWI ex USA Small Cap	18.56	14.24	9.37	5.95	6.49
Fixed Income					
Bloomberg Barclays Aggregate	0.67	7.51	4.44	3.84	5.16
90-day T-Bill	0.03	0.67	1.20	0.64	2.27
Bloomberg Barclays Long Gov/Credit	1.68	16.12	9.35	8.16	7.42
Bloomberg Barclays Global Agg ex-US	5.09	10.11	4.89	1.99	3.97
Real Estate					
NCREIF Property	0.74	1.19	5.82	8.96	9.08
FTSE Nareit Equity	11.57	-8.00	4.77	8.31	9.64
Alternatives					
CS:Hedge Fund Idx*	3.44	2.41	2.76	3.64	7.25
Cambridge Private Equity*	10.82	18.54	13.90	13.85	15.41
Bloomberg Commodity	10.19	-3.12	1.03	-6.50	1.00
Gold Spot Price	-0.02	24.42	12.32	2.92	6.55
Inflation - CPI-U	0.07	1.36	1.59	1.66	2.10

**Cambridge PE data through 09/30/20; CS Hedge Fund Index data through 9/30/20

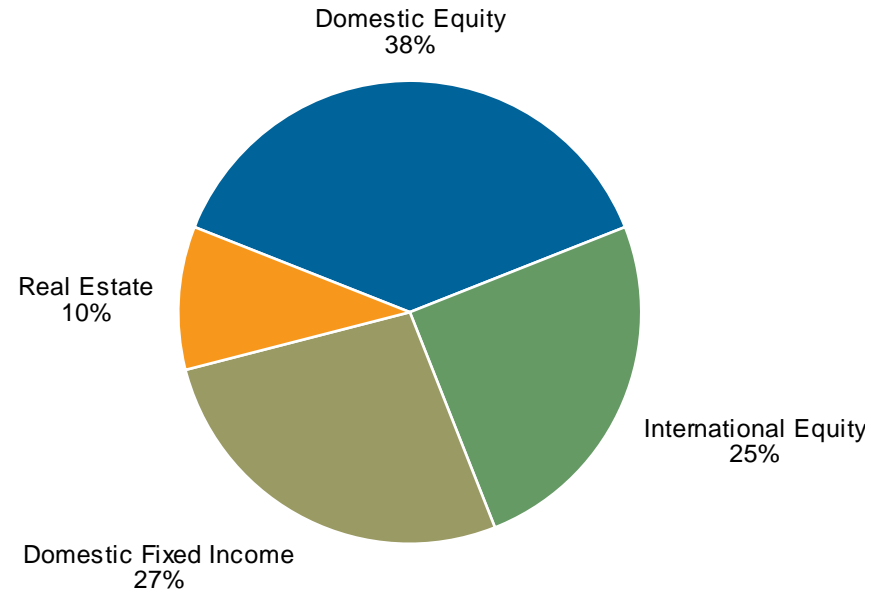
Sources: Bloomberg, Bloomberg Barclays, Callan, Cambridge, Credit Suisse, FTSE Russell, MSCI, NCREIF, S&P Dow Jones Indices

Asset Allocation

Actual Asset Allocation



Target Asset Allocation



Asset Class	\$000s Actual	Weight Actual	Target	Percent Difference	\$000s Difference
Domestic Equity	90,401	38.9%	38.0%	0.9%	2,184
International Equity	61,440	26.5%	25.0%	1.5%	3,403
Domestic Fixed Income	59,786	25.8%	27.0%	(1.2%)	(2,894)
Real Estate	20,360	8.8%	10.0%	(1.2%)	(2,855)
Cash Account	162	0.1%	0.0%	0.1%	162
Total	232,148	100.0%	100.0%		

Asset Distribution Across Investment Managers

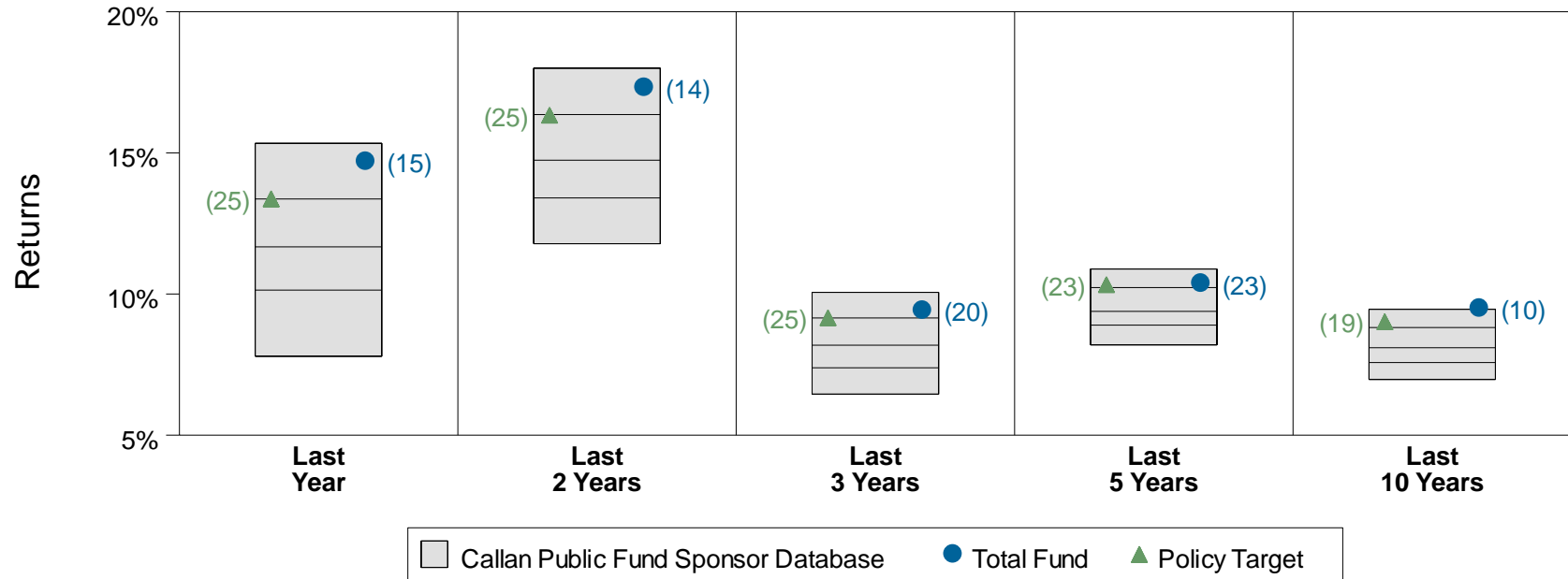
	December 31, 2020			September 30, 2020			September 30, 2020		
	Market Value	Weight	Target	Net New Inv.	Inv. Return	Market Value	Weight	Target	
Domestic Equity	\$90,400,720	38.94%	38.00%	\$(34,221)	\$12,495,943	\$77,938,998	36.67%	38.00%	
Emerald Advisers, Inc.	8,527,269	3.67%	3.00%	(13,974)	1,754,973	6,786,270	3.19%	3.00%	
Ceredex Value Advisors	6,219,979	2.68%	3.00%	(11,055)	1,315,741	4,915,293	2.31%	3.00%	
SSgA S&P 500 Index	61,626,657	26.55%	26.00%	(6,691)	6,674,638	54,958,710	25.86%	26.00%	
SSgA S&P 400 Index	14,026,815	6.04%	6.00%	(2,500)	2,750,591	11,278,724	5.31%	6.00%	
International Equity	\$61,440,009	26.47%	25.00%	\$(38,687)	\$8,455,222	\$53,023,474	24.95%	25.00%	
Morgan Stanley Int'l Equity	23,208,842	10.00%	10.00%	(38,687)	2,924,549	20,322,980	9.56%	10.00%	
Causeway Emerging Markets	6,301,426	2.71%	2.50%	0	1,024,343	5,277,084	2.48%	2.50%	
William Blair & Company	31,929,741	13.75%	12.50%	0	4,506,330	27,423,411	12.90%	12.50%	
Domestic Fixed Income	\$59,785,764	25.75%	27.00%	\$(39,767)	\$430,978	\$59,394,553	27.94%	27.00%	
Richmond Capital Management	59,785,764	25.75%	27.00%	(39,767)	430,978	59,394,553	27.94%	27.00%	
Real Estate	\$20,359,811	8.77%	10.00%	\$(53,341)	\$374,080	\$20,039,072	9.43%	10.00%	
Heitman	20,359,811	8.77%	10.00%	(53,341)	374,080	20,039,072	9.43%	10.00%	
Cash Account	\$162,145	0.07%	0.00%	\$(2,000,000)	\$11	\$2,162,135	1.02%	0.00%	
Total Fund	\$232,148,450	100.0%	100.0%	\$(2,166,016)	\$21,756,234	\$212,558,231	100.0%	100.0%	

Investment returns were positive for the quarter at \$21.8 million

The total portfolio overseen by Callan is approximately \$232 million as of December 31, 2020

City of Fort Pierce Total Fund

Callan Public Fund Sponsor Database



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 7 Years
Total Fund	10.33%	14.70%	9.42%	10.38%	8.69%
Total Fund Benchmark(1)	11.06%	13.37%	9.16%	10.33%	8.50%
CPI + 5%	1.26%	6.45%	6.85%	6.94%	6.49%
Callan Public Fund Spr DB	9.59%	11.68%	8.19%	9.39%	7.60%
	31	15	20	23	15
	19	25	25	23	18
	100	95	86	98	88

The Total Fund underperformed by 0.73% for the quarter and was ahead of the target by 1.33% for the year

Total Fund performance relative to the benchmark and peers has remained strong over time

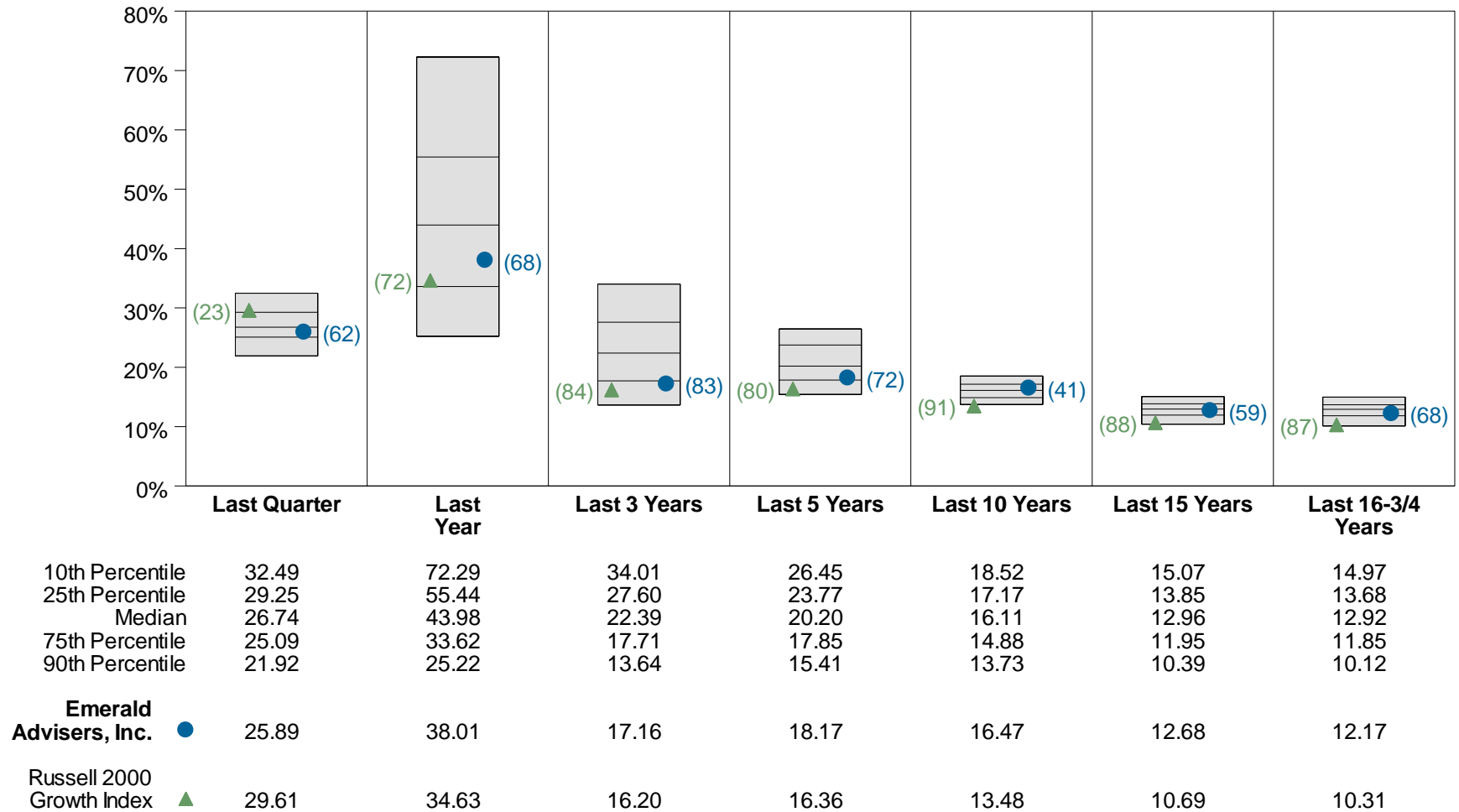
(1) The Total Fund Benchmark consists of 26% S&P500 Index, 27% Blmbg Aggregate Index, 25% MSCI ACWI ex US (Net), 10% NFI-ODCE Equal Weight Net, 6% S&P MidCap 400, 3% Russell 2000 Growth and 3% Russell 2000 Value.

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Domestic Equity Performance

Emerald Advisors Small Cap Growth

Performance vs Callan Small Cap Growth (Gross)

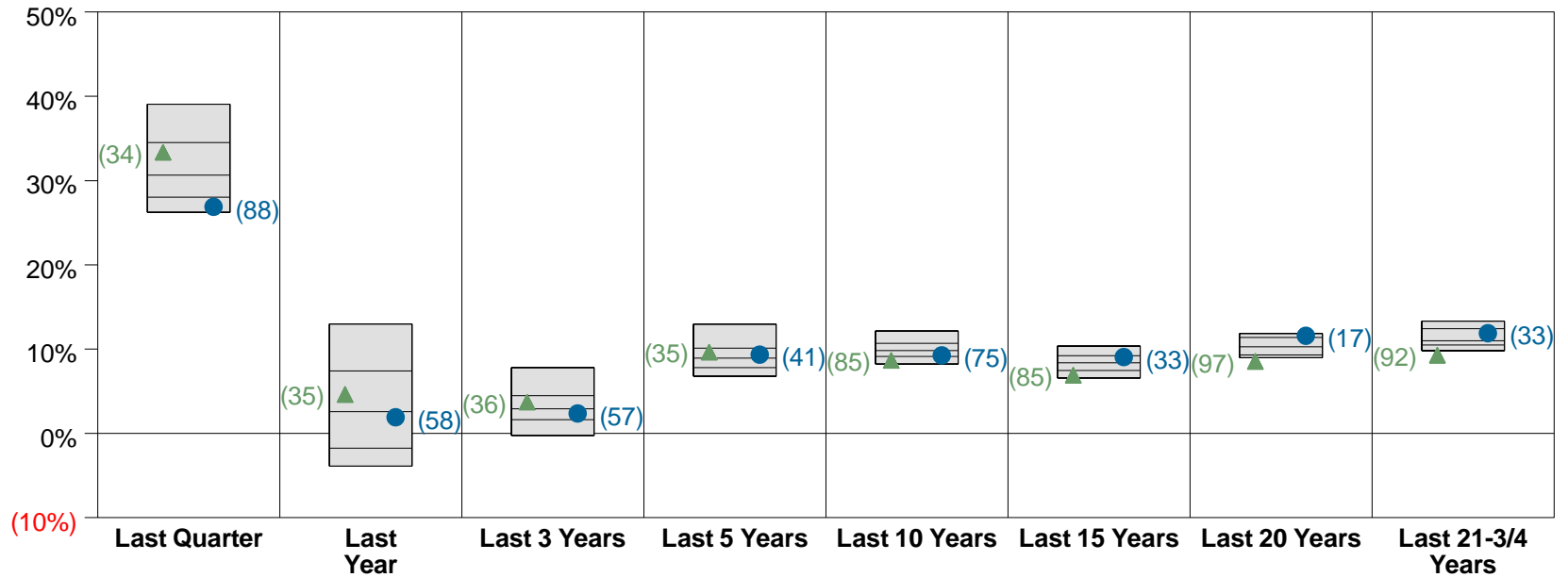


Emerald underperformed the benchmark by 3.71% during the quarter and outperformed by 3.38% over the last year. Relative underperformance for the quarter was attributed to stock selection in HealthCare, Energy, and Real Estate sectors, which offset relative outperformance within the Consumer Staples and Technology sectors.

Long-term results remain competitive to both the benchmark and peers.

Ceredex Value Advisors Small Cap Value

Performance vs Callan Small Cap Value (Gross)



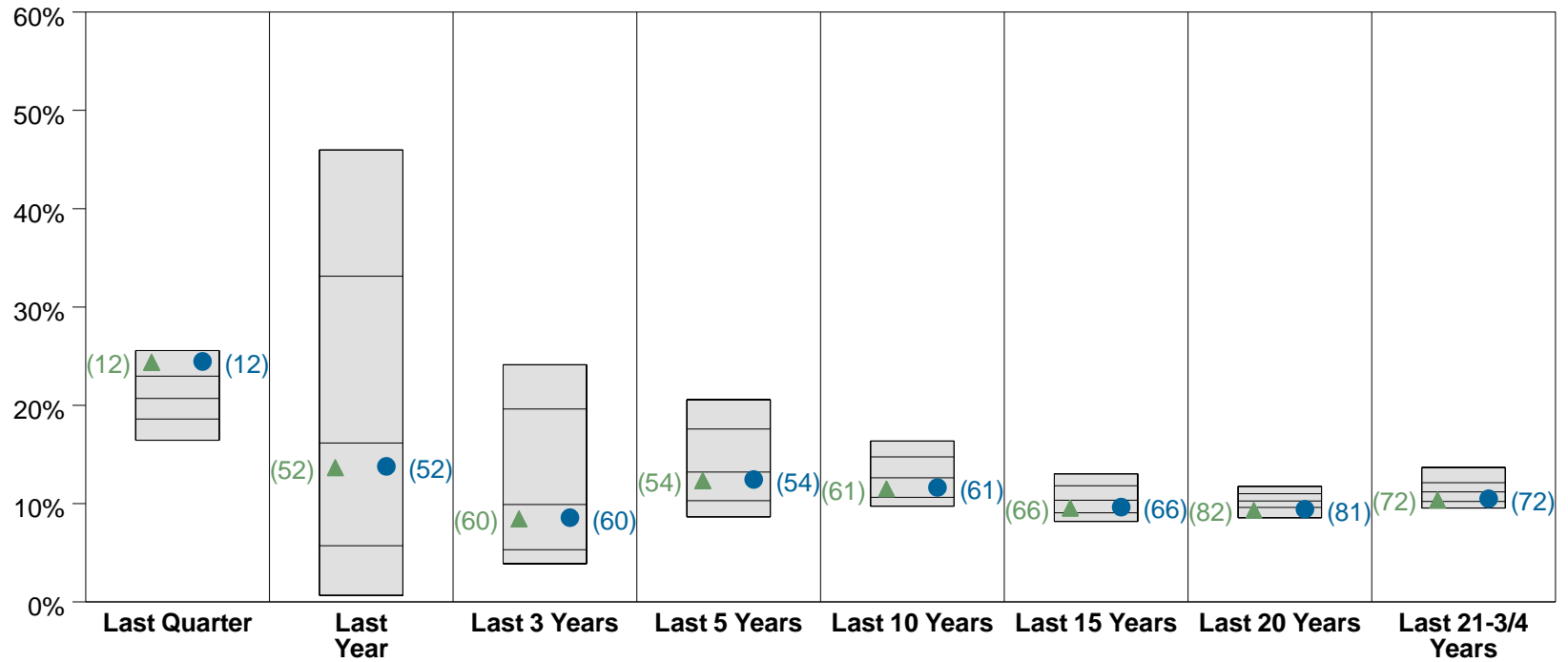
10th Percentile	39.06	12.98	7.80	12.96	12.15	10.37	11.86	13.32
25th Percentile	34.51	7.42	4.47	10.12	10.69	9.23	11.37	12.43
Median	30.63	2.58	2.91	8.94	9.83	8.37	10.29	11.00
75th Percentile	28.03	(1.75)	1.63	7.79	9.14	7.48	9.31	10.49
90th Percentile	26.24	(3.88)	(0.25)	6.77	8.23	6.57	8.99	9.81

Ceredex Value Advisors	●	26.79	1.82	2.27	9.25	9.15	8.96	11.49	11.79
Russell 2000 Value Index	▲	33.36	4.63	3.72	9.65	8.66	6.92	8.54	9.29

Ceredex underperformed the benchmark by 6.58% for the quarter and underperformed by 2.81% over the last year. Stock selection in the Real Estate, Materials, and Consumer Staples weighed the most on performance.

SSgA S&P Mid Cap 400 Index

Performance vs Callan Mid Capitalization (Gross)



10th Percentile	25.56	45.97	24.13	20.57	16.38	13.03	11.76	13.68
25th Percentile	22.97	33.13	19.63	17.59	14.75	11.82	11.02	12.14
Median	20.70	16.17	9.92	13.22	12.62	10.34	10.27	11.20
75th Percentile	18.59	5.73	5.31	10.30	10.63	9.07	9.62	10.23
90th Percentile	16.45	0.69	3.90	8.66	9.74	8.19	8.56	9.56

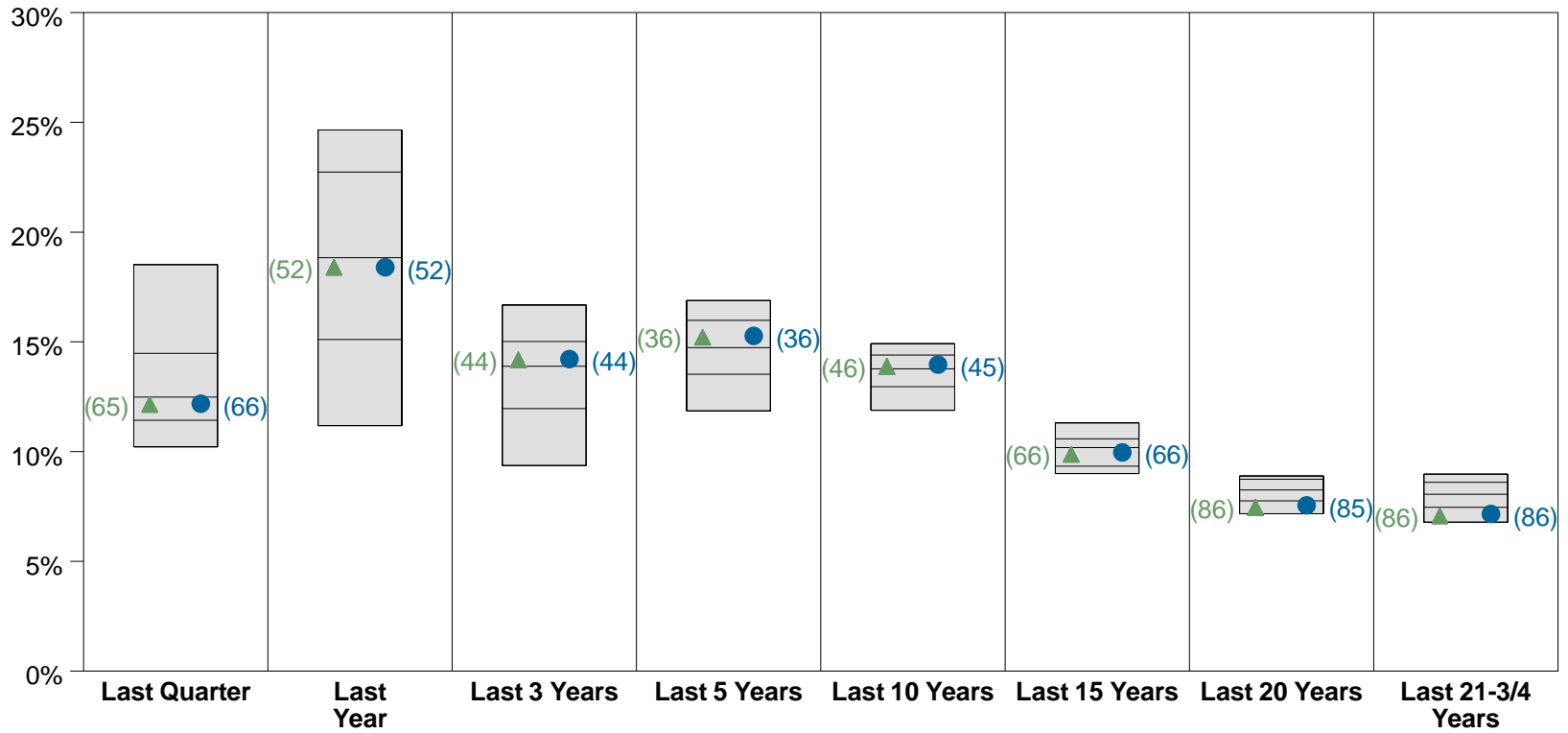
SSgA S&P 400 Index ● 24.39 13.71 8.49 12.37 11.55 9.58 9.35 10.42

S&P Mid Cap 400 Index ▲ 24.37 13.66 8.45 12.35 11.51 9.55 9.31 10.37

The fund continues to track the index closely at a very low fee.

SSgA S&P 500 Index

Performance vs Callan Large Cap Core (Gross)



10th Percentile	18.52	24.65	16.68	16.88	14.92	11.31	8.89	8.98
25th Percentile	14.48	22.73	15.01	15.98	14.40	10.58	8.74	8.61
Median	12.49	18.84	13.89	14.73	13.77	10.18	8.25	8.06
75th Percentile	11.43	15.11	11.96	13.53	12.95	9.34	7.76	7.46
90th Percentile	10.22	11.18	9.36	11.86	11.88	9.00	7.17	6.78

SSgA S&P 500 Index	●	12.15	18.36	14.18	15.24	13.92	9.93	7.51	7.12
S&P 500 Index	▲	12.15	18.40	14.18	15.22	13.88	9.88	7.47	7.08

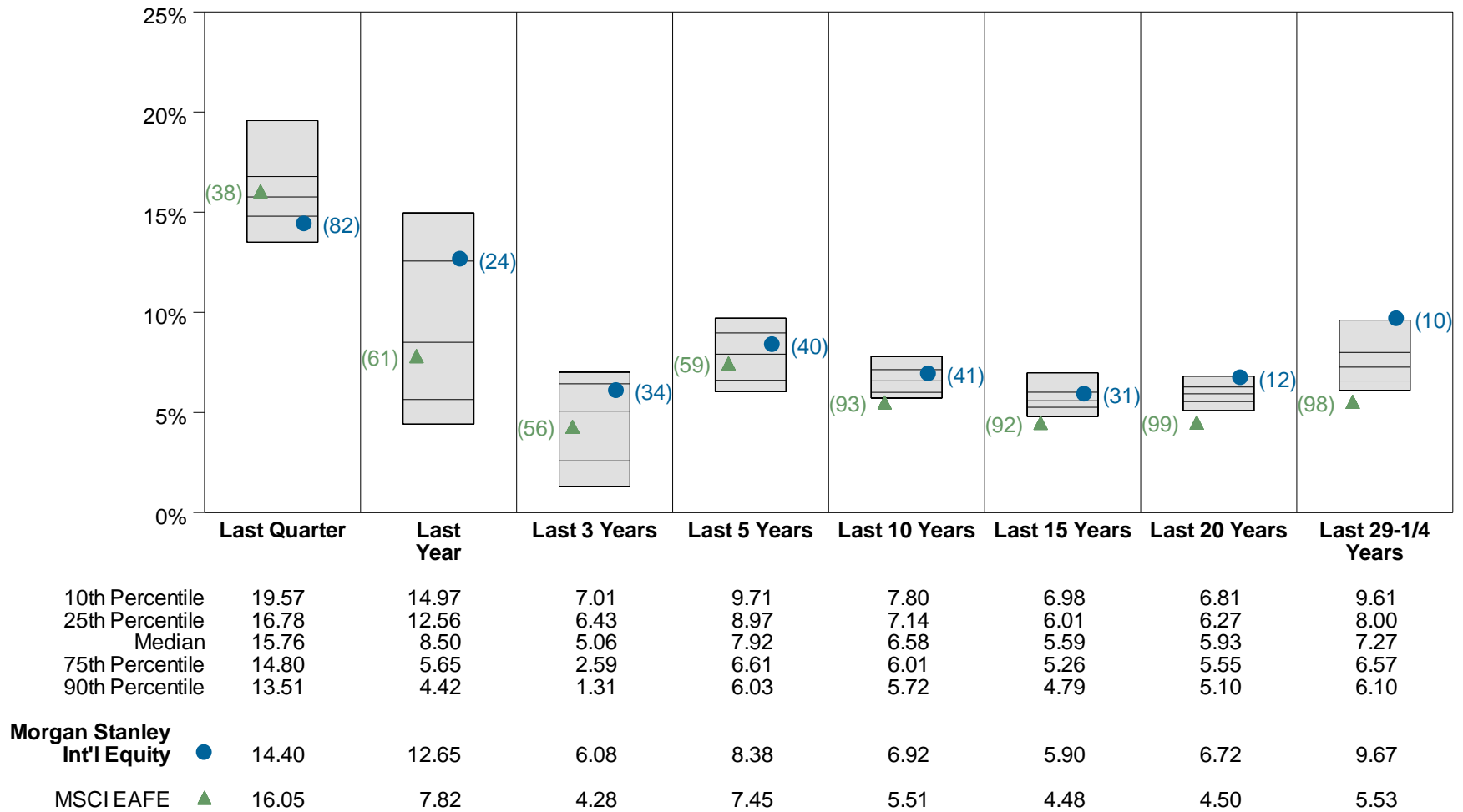
The fund continues to track the index closely at a very low fee.

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International Equity Performance

Morgan Stanley Developed International Equity

Performance vs Callan Non-US Developed Core Equity (Gross)

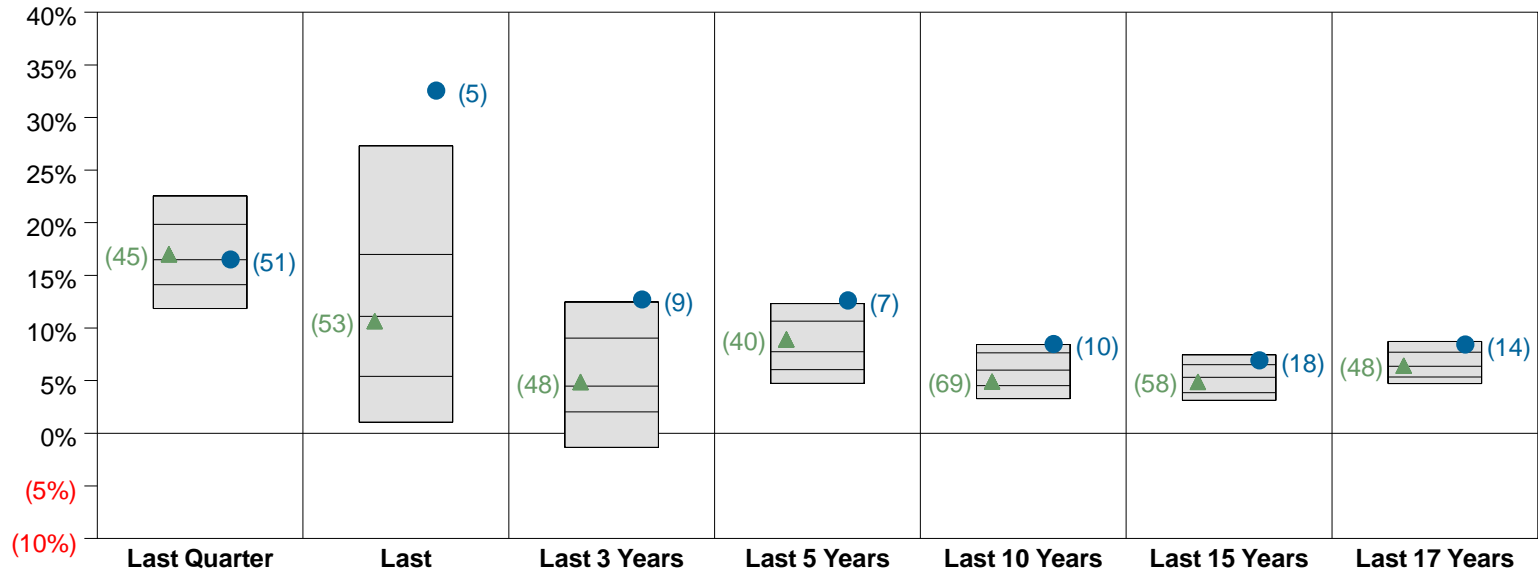


The fund underperformed by 1.64% for the quarter and outperformed for the year by 4.83%.

Morgan Stanley recently announced that Dirk Hoffmann-Becking has indicated his plan to retire from MSIM and asset management, effective 31 March 2021. The strategy leverages a multiple PM approach, which should provide continuity in portfolio management.

William Blair International Growth Equity

Performance vs Callan Non US Equity Mutual Funds (Institutional Net)



10th Percentile	22.55	27.31	12.48	12.33	8.42	7.46	8.72
25th Percentile	19.85	17.00	9.05	10.66	7.64	6.52	7.70
Median	16.48	11.12	4.48	7.75	6.00	5.31	6.37
75th Percentile	14.13	5.40	2.03	6.05	4.53	3.85	5.35
90th Percentile	11.85	1.05	(1.34)	4.73	3.30	3.13	4.71

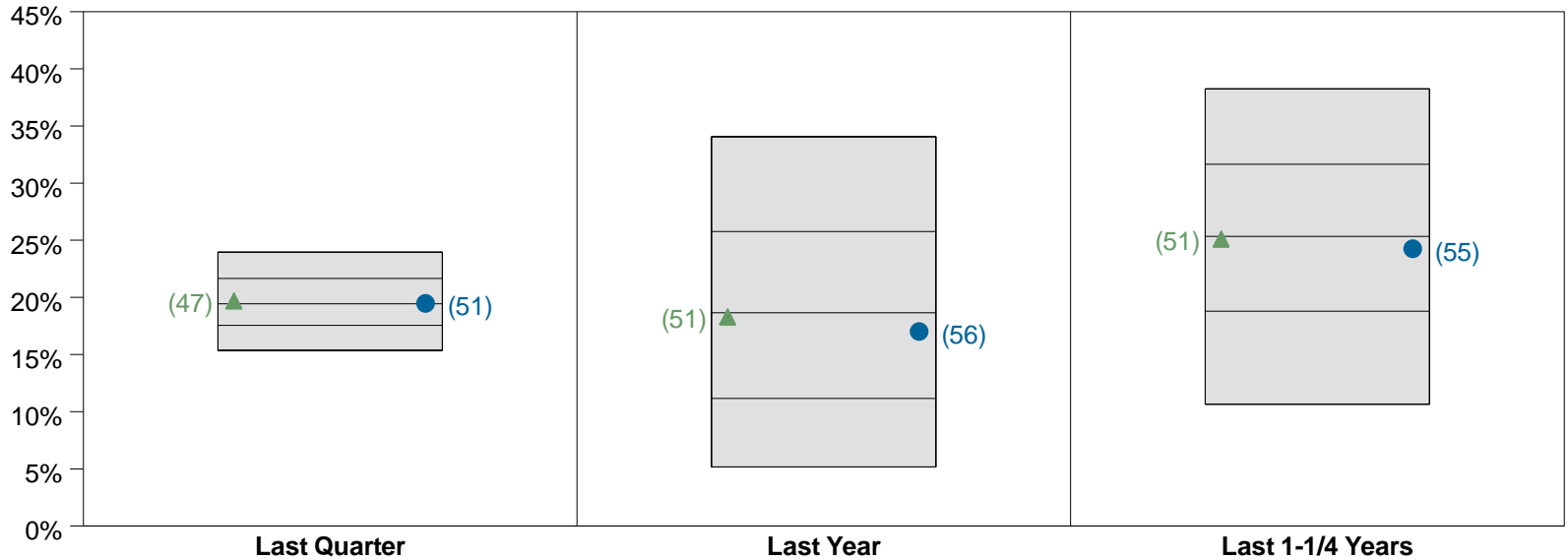
William Blair & Company	●	16.43	32.47	12.63	12.56	8.41	6.85	8.36
MSCI ACWI ex US	▲	17.01	10.65	4.88	8.93	4.92	4.89	6.43

The fund underperformed by 0.58% for the quarter and outperformed by 21.82% over the last year

Underperformance was primarily driven by negative stock selection across most sectors. The Industrials sector was the most notable source of relative return.

Causeway Emerging Markets

Performance vs Callan Emerging Markets Equity Mut Funds (Institutional Net)



	Last Quarter	Last Year	Last 1-1/4 Years
10th Percentile	23.96	34.06	38.26
25th Percentile	21.65	25.77	31.65
Median	19.43	18.66	25.34
75th Percentile	17.56	11.16	18.80
90th Percentile	15.36	5.18	10.65

	Last Quarter	Last Year	Last 1-1/4 Years
Causeway Emerging Markets ●	19.41	16.94	24.19
MSCI EM ▲	19.70	18.31	25.11

Causeway underperformed by 0.29% for the quarter and underperformed the MSCI EM Index for the year by 1.37%. This was the fifth full quarter of performance for Causeway

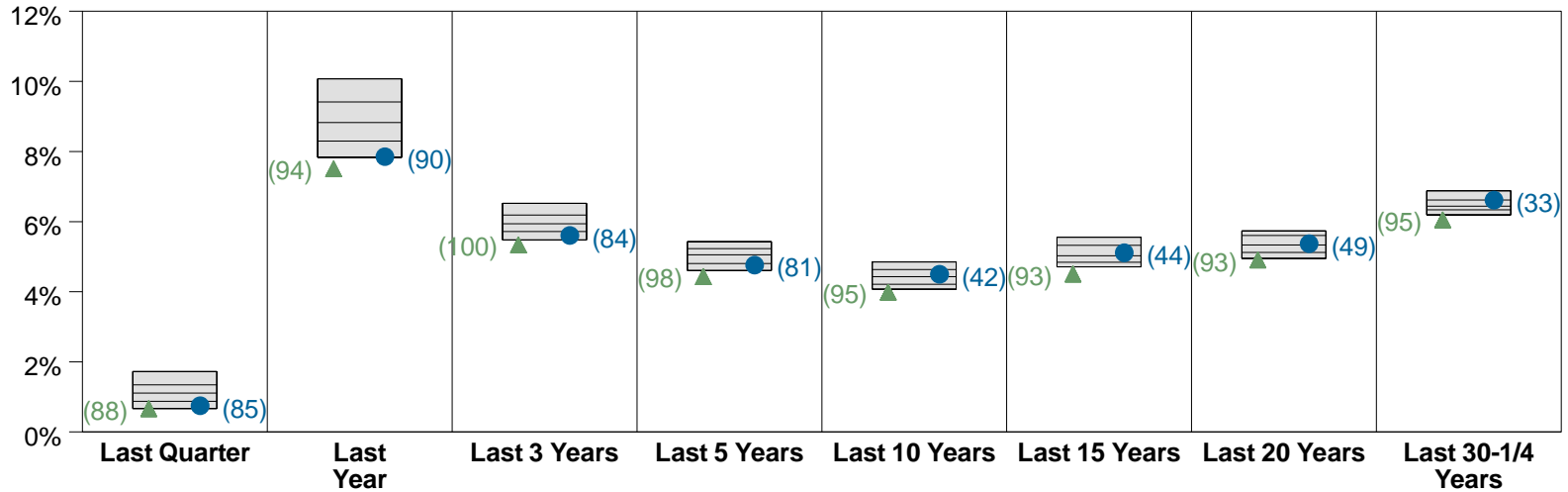
Underperformance was due to negative stock selection in Emerging Asia, particularly Consumer Discretionary companies. From a sector perspective, Consumer Discretionary, Health Care, and Energy were the largest detractors from relative performance

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Fixed Income

Richmond Capital Core Fixed Income

Performance vs Callan Core Bond Fixed Income (Gross)



10th Percentile	1.73	10.07	6.52	5.43	4.85	5.56	5.74	6.88	
25th Percentile	1.35	9.41	6.19	5.23	4.63	5.32	5.60	6.62	
Median	1.11	8.82	5.94	5.05	4.43	5.03	5.34	6.44	
75th Percentile	0.88	8.30	5.72	4.81	4.21	4.85	5.12	6.34	
90th Percentile	0.66	7.83	5.48	4.61	4.08	4.71	4.95	6.19	
Richmond Capital Management	●	0.73	7.83	5.58	4.74	4.48	5.09	5.35	6.59
Blended Benchmark*	▲	0.67	7.51	5.34	4.44	3.99	4.51	4.91	6.05

Richmond outperformed for the quarter by 0.06% and outperformed over the year by 0.32%.

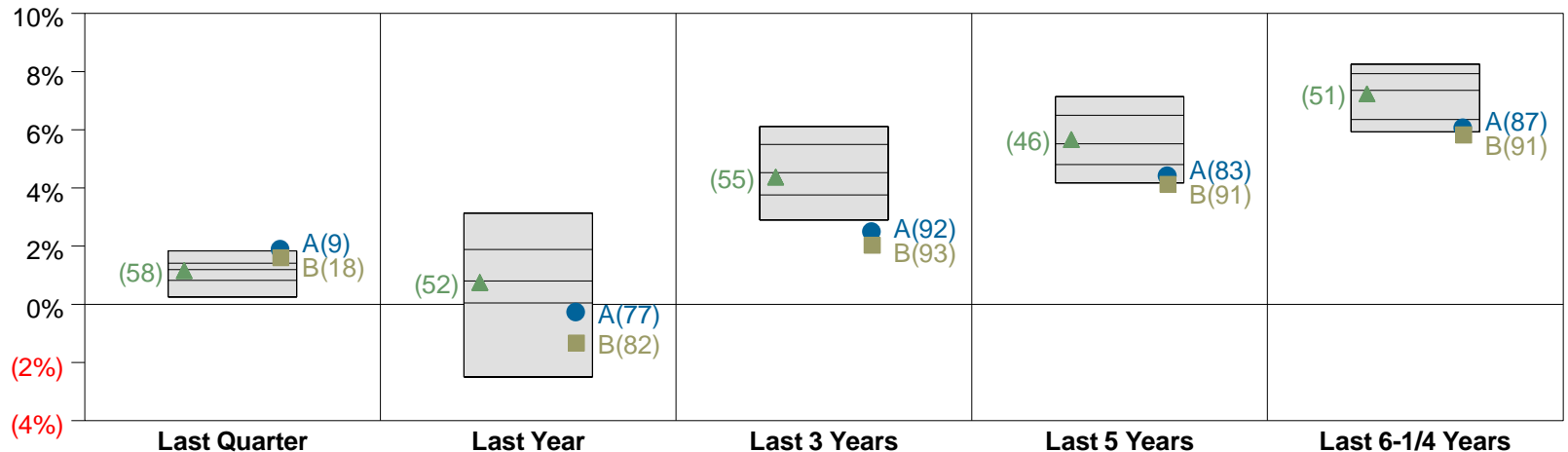
Long-term results remain competitive to both the benchmark and peers.

Callan

Real Estate

Heitman America Real Estate Trust

Performance vs Callan Open End Core Cmmingled Real Est (Net)



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 6-1/4 Years
10th Percentile	1.84	3.13	6.11	7.14	8.26
25th Percentile	1.41	1.89	5.49	6.50	7.93
Median	1.19	0.80	4.52	5.51	7.36
75th Percentile	0.83	0.05	3.76	4.81	6.35
90th Percentile	0.25	(2.50)	2.90	4.17	5.93
Heitman A	1.87	(0.29)	2.47	4.39	6.04
Heitman - net B	1.60	(1.33)	2.03	4.12	5.82
NCREIF NFI-ODCE Eq Wt Net	1.16	0.75	4.38	5.67	7.24

Heitman outperformed the index by 0.70% for the quarter and underperformed by 1.05% over the last year.

The overall valuation for the Fund's assets increased for Q4 2020. The most significant increases were in the industrial and self-storage sectors, which were marginally offset by decreases in the retail and office sectors.

Investment Manager Objectives

Manager	Objective	Comments
Total Fund	CPI + 5% over long term.	Met.
Richmond	Outperform BC Aggregate over rolling 3-year periods by 0.50%.	Not Met.
	Outperform the median fixed income manager over rolling 3-year periods.	Not Met.
Morgan Stanley Developed	Outperform the MSCI EAFE over rolling 3-year periods by 0.50%.	Met.
	Outperform the median international equity manager over rolling 3-year periods.	Met.
Causeway Emerging	Outperform the MSCI Emerging Markets Index over rolling 3-year periods by 1.00%.	N/A
	Outperform the median emerging markets equity manager over rolling 3-year periods.	N/A
William Blair	Outperform the MSCI ACWI ex-US Index over rolling 3-year periods.	Met.
	Outperform the median international equity manager over rolling 3-year periods.	Met.
Ceredex	Outperform the Russell 2000 Value Index over time.	Met.
Emerald	Outperform the Russell 2000 Growth Index over time.	Met.
SSgA S&P MidCap 400 Index	Replicate the return of the S&P MidCap 400 Index.	Met.
SSgA S&P 500 Index	Replicate the return of the S&P 500 Index.	Met.
Heitman (HART)	Outperform the NFI-ODCE Index over rolling 5-year periods.	Not Met.