

Callan



August 18, 2022

City of Fort Pierce

Second Quarter Performance Review

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Market Environment Update

Equity and Fixed Income Markets Both Fell in 2Q22

Negative returns for stocks and bonds at the same time are unusual

Global equity markets down sharply following the invasion of Ukraine

- Similar impact across developed markets
- Greater impact on small cap and emerging markets

Fixed income down with sharply higher inflation and interest rates

- Bloomberg Aggregate: -10.4% year-to-date
- CPI-U: +9.1% for the year ended 2Q22

Number of times stocks and bonds have been down together

- 37 quarters in almost 100 years, about 10% of the quarters
- But just twice on annual basis

Inflation spiked to highest rate in decades

Economic data show growth hit “pause”

- GDP fell 0.9% in 2Q22, after dropping 1.6% in 1Q22
- Forecasters have cut growth estimates for 2022 to 0%, or lower, and to 1.5% for 2023.

Returns for Periods ended 6/30/22

	1 Quarter	Year to Date	1 Year	5 Years	10 Years	25 Years
U.S. Equity						
Russell 3000	-16.70	-21.10	-13.87	10.60	12.57	8.06
S&P 500	-16.10	-19.96	-10.62	11.31	12.96	7.97
Russell 2000	-17.20	-23.43	-25.20	5.17	9.35	7.41
Global ex-U.S. Equity						
MSCI World ex USA	-14.66	-18.76	-16.76	2.66	5.37	4.07
MSCI Emerging Markets	-11.45	-17.63	-25.28	2.18	3.07	--
MSCI ACWI ex USA Small Cap	-17.55	-22.92	-22.45	2.55	6.22	5.68
Fixed Income						
Bloomberg Aggregate	-4.69	-10.35	-10.29	0.88	1.54	4.36
90-day T-Bill	0.10	0.14	0.17	1.11	0.64	1.96
Bloomberg Long Gov/Credit	-12.27	-21.88	-20.14	1.03	2.63	6.14
Bloomberg Global Agg ex-US	-11.01	-16.49	-18.78	-1.75	-1.06	2.83
Real Estate						
NCREIF Property	5.33	10.94	23.91	9.30	9.89	9.61
FTSE Nareit Equity	-17.00	-20.20	-6.27	5.30	7.39	8.67
Alternatives						
CS Hedge Fund	-2.30	-0.21	1.92	4.83	4.65	6.26
Cambridge Private Equity*	-1.51	3.61	22.01	20.68	16.50	15.43
Bloomberg Commodity	-5.66	18.44	24.27	8.39	-0.82	1.81
Gold Spot Price	-7.51	-1.16	2.02	7.79	1.20	6.97
Inflation - CPI-U	3.06	6.28	9.06	3.88	2.59	2.49

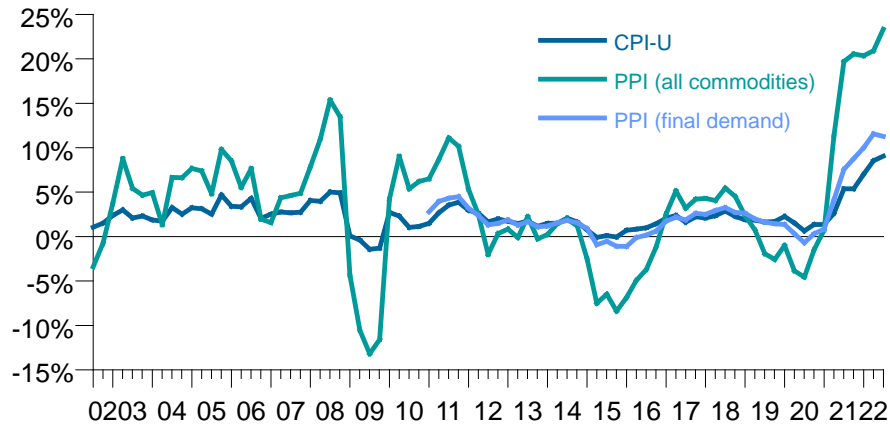
*Cambridge PE data through 03/31/22.

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

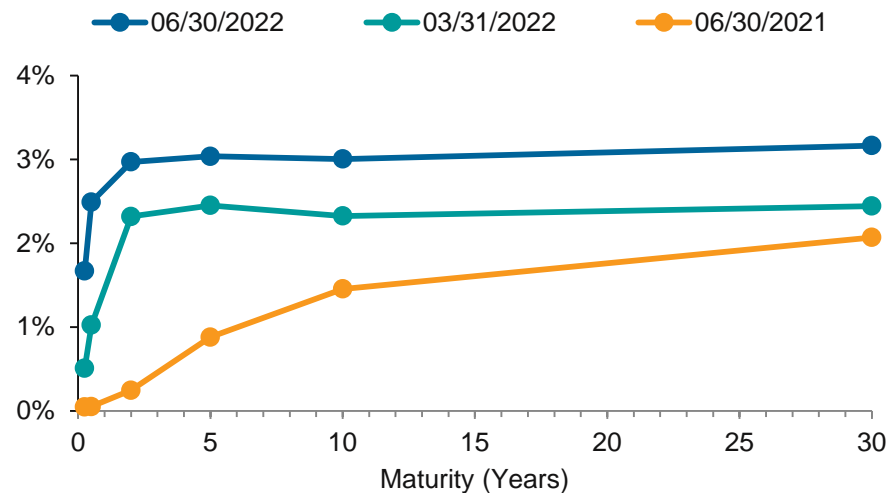
U.S. Economy—Summary

For periods ended 6/30/22

Inflation Year-Over-Year



U.S. Treasury Yield Curves



Sources: Bloomberg, Bureau of Labor Statistics, Callan

CPI and PPI remain at sharply elevated rates in 2Q22

Big drop for inflation at start of pandemic

- The recovery to pre-pandemic levels in the Consumer Price Index required a 2.6% year-over-year change.
- 9.1% jump in 2Q CPI-U represents added pressure from the war in Ukraine on top of kinks in supply chains and labor markets after more than a year of global economic disruption and shutdown.
- 9.1% is the highest recorded inflation since 4Q81.
- Producer prices had been tumbling for more than a year prior to the pandemic; recovery to 2018 price **levels** happened by 2Q21, and generated eye-popping year-over-year percentage changes. The sharp rise in PPI continues into 2022.
- Prices for transportation goods, energy, and food are driving the elevated rates in both the Consumer and Producer Price Indices.

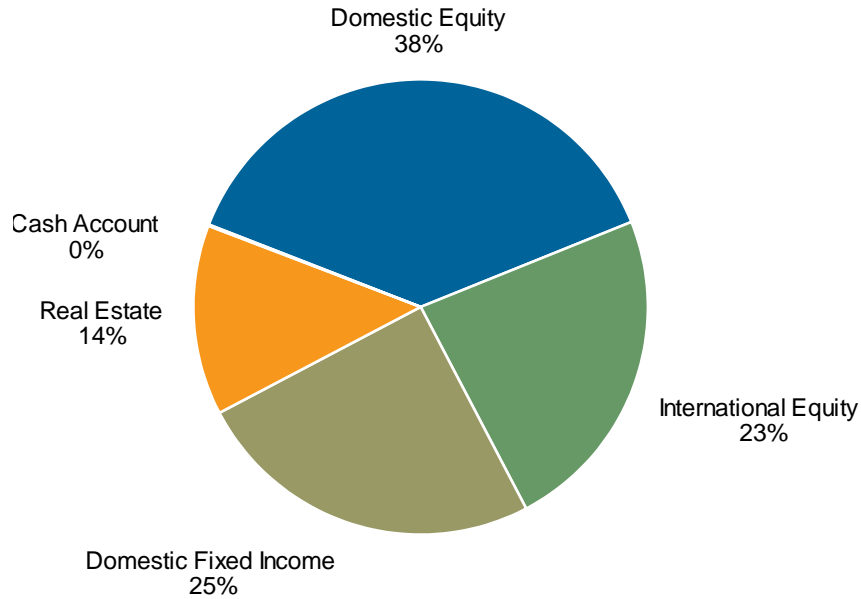
Yield curve shifted sharply higher in 2022, especially on the short end

- For 10-year forecast, losses up front will be offset by higher yields in the following periods; 10-year forecast can be meaningfully higher if yield increases are early and high enough, AND yields are maintained.
- Higher yields increase the risk of inducing recession, which could lead to reversal in interest rates and lower return

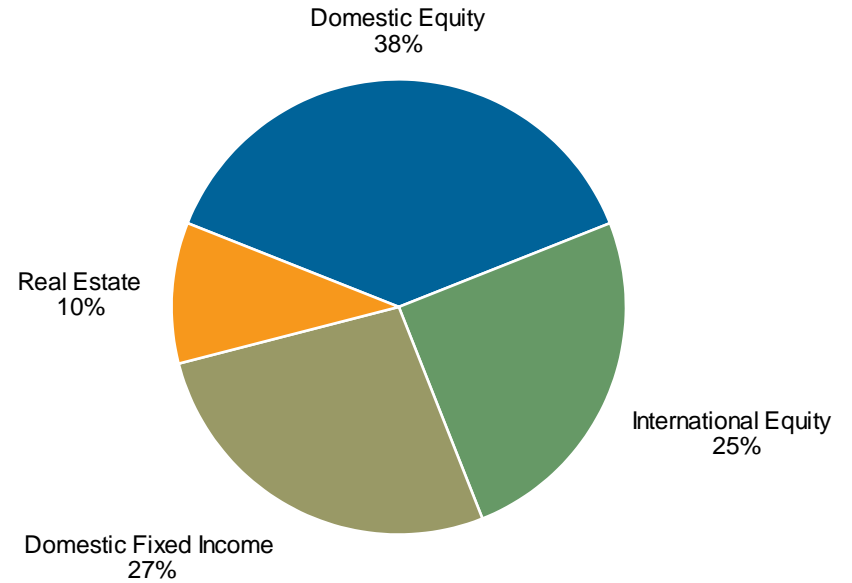
Asset Allocation And Plan Review

Asset Allocation

Actual Asset Allocation



Target Asset Allocation



Asset Class	\$000s Actual	Weight Actual	Target	Percent Difference	\$000s Difference
Domestic Equity	80,230	38.0%	38.0%	0.0%	39
International Equity	49,297	23.4%	25.0%	(1.6%)	(3,460)
Domestic Fixed Income	52,752	25.0%	27.0%	(2.0%)	(4,226)
Real Estate	28,587	13.5%	10.0%	3.5%	7,484
Cash Account	162	0.1%	0.0%	0.1%	162
Total	211,029	100.0%	100.0%		

Asset Distribution Across Investment Managers

	June 30, 2022			March 31, 2022		
	Market Value	Weight	Net New Inv.	Inv. Return	Market Value	Weight
Domestic Equity	\$80,230,283	38.02%	\$(7,844,099)	\$(16,411,757)	\$104,486,140	42.56%
Emerald Advisers, Inc.	6,315,831	2.99%	(16,107)	(1,592,002)	7,923,940	3.23%
Ceredex Value Advisors	6,479,358	3.07%	(16,558)	(871,787)	7,367,702	3.00%
SSgA S&P 500 Index	55,941,873	26.51%	(6,008,348)	(11,618,089)	73,568,310	29.97%
SSgA S&P 400 Index	11,493,222	5.45%	(1,803,086)	(2,329,880)	15,626,187	6.37%
International Equity	\$49,297,294	23.36%	\$(41,333)	\$(8,519,205)	\$57,857,832	23.57%
Morgan Stanley Int'l Equity	20,085,422	9.52%	(41,333)	(2,559,791)	22,686,545	9.24%
Causeway Emerging Markets	4,985,097	2.36%	0	(746,987)	5,732,084	2.34%
William Blair & Company	24,226,775	11.48%	0	(5,212,427)	29,439,203	11.99%
Domestic Fixed Income	\$52,752,111	25.00%	\$(38,328)	\$(2,733,957)	\$55,524,396	22.62%
Richmond Capital	52,752,111	25.00%	(38,328)	(2,733,957)	55,524,396	22.62%
Real Estate	\$28,586,971	13.55%	\$(72,511)	\$1,214,785	\$27,444,697	11.18%
Heitman	28,586,971	13.55%	(72,511)	1,214,785	27,444,697	11.18%
Cash Account	\$162,408	0.08%	\$0	\$241	\$162,167	0.07%
Total Fund	\$211,029,068	100.0%	\$(7,996,271)	\$(26,449,894)	\$245,475,233	100.0%

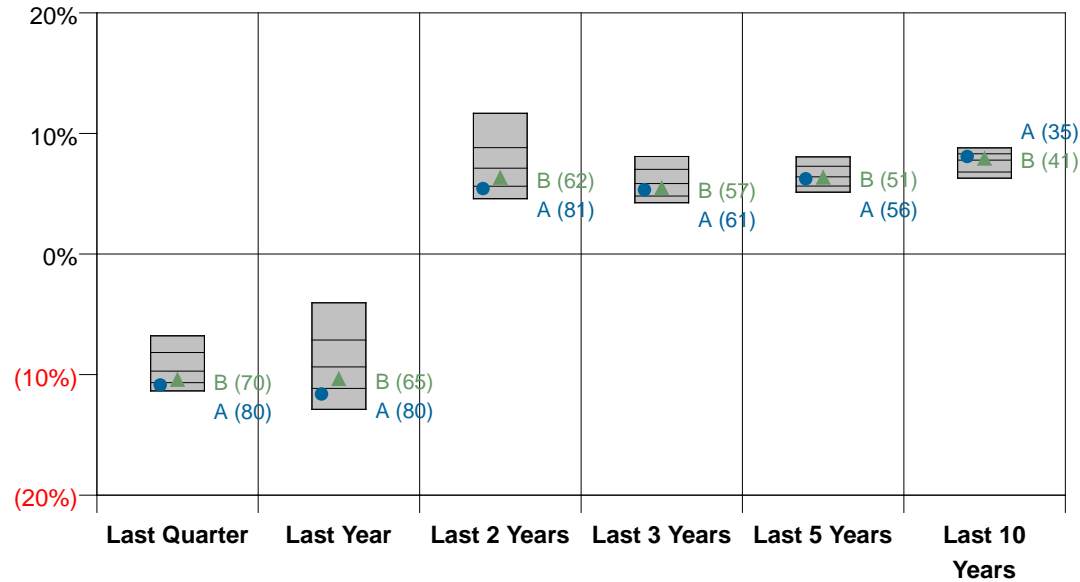
Total Plan assets for the City of Fort Pierce Retirement and Benefit System are \$211.0 million as of June 30, 2022.

Investment returns were negative for the quarter at \$26.4 million.

During the quarter, the City of Fort Pierce redeemed \$6.0 million from the SSgA S&P 500 Index and \$1.8 million from the SSgA S&P 400 Index to repay the General Fund for benefit payments..

City of Fort Pierce Total Fund

Callan Public Fund Sponsor Database



	Last Quarter	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 10 Years
10th Percentile	(6.78)	(4.04)	11.68	8.09	8.06	8.82
25th Percentile	(8.15)	(7.13)	8.84	7.03	7.28	8.32
Median	(9.71)	(9.35)	7.13	5.85	6.40	7.79
75th Percentile	(10.66)	(11.14)	5.63	4.81	5.65	6.81
90th Percentile	(11.34)	(12.87)	4.59	4.26	5.13	6.29

Total Fund	● A	(10.85)	(11.60)	5.43	5.35	6.25	8.10
Total Fund Benchmark (1)	▲ B	(10.41)	(10.34)	6.35	5.48	6.36	7.93
CPI + 5%		4.42	14.81	12.95	10.42	9.15	7.62

The Total Fund underperformed the total fund benchmark by 0.44% during the second quarter. Compared to peers the Fund finished the quarter on the 80th percentile.

Over the three and five year periods, the Fund finished slightly behind the target Index and underperformed CPI+5. Compared to peers, the Fund is behind the peer median. Over the 10-year period, the City of Fort Pierce continues to outperform it's benchmarks and peers.

(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.

Investment Manager Objectives

Manager	Objective	Comments
Total Fund	Outperform the CPI + 5% over long term.	Met
Emerald	Outperform the Russell 2000 Growth Index (net of fees) over rolling 3-year periods by 0.50%.	Met
	Outperform the median small cap growth manager over rolling 3-year periods.	Not Met
Ceredex	Outperform the Russell 2000 Value Index (net of fees) over rolling 3-year periods by 0.50%.	Not Met
	Outperform the median small cap value manager over rolling 3-year periods.	Not 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

Investment Manager Objectives

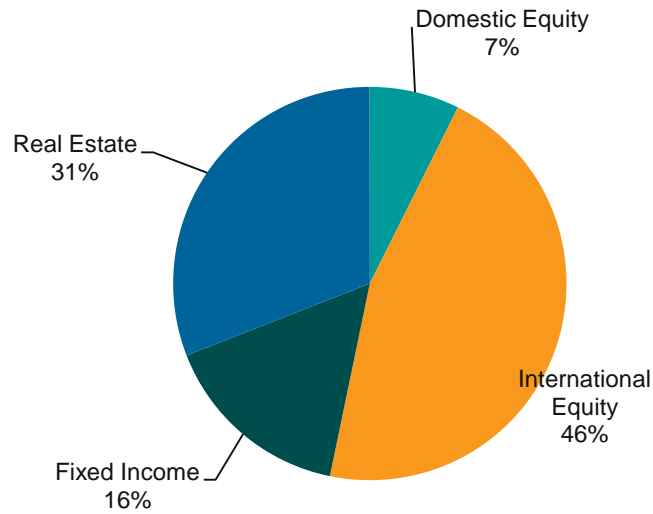
Manager	Objective	Comments
Morgan Stanley Developed	Outperform the MSCI EAFE (net of fees) over rolling 3-year periods by 0.50% over rolling 3-year periods.	Not Met
	Outperform the median international equity manager over rolling 3-year periods.	Not Met
William Blair	Outperform the MSCI ACWI ex-US Index (net of fees) over rolling 3-year periods.	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
Richmond	Outperform BC Aggregate (net of fees) over rolling 3-year periods by 0.25%.	Not Met
	Outperform the median fixed income manager over rolling 3-year periods.	Not Met
Heitman (HART)	Outperform the NFI-ODCE Index over rolling 5-year periods.	Not Met

Investment Fee Review

Effective Annual Fees – Across Total Fund

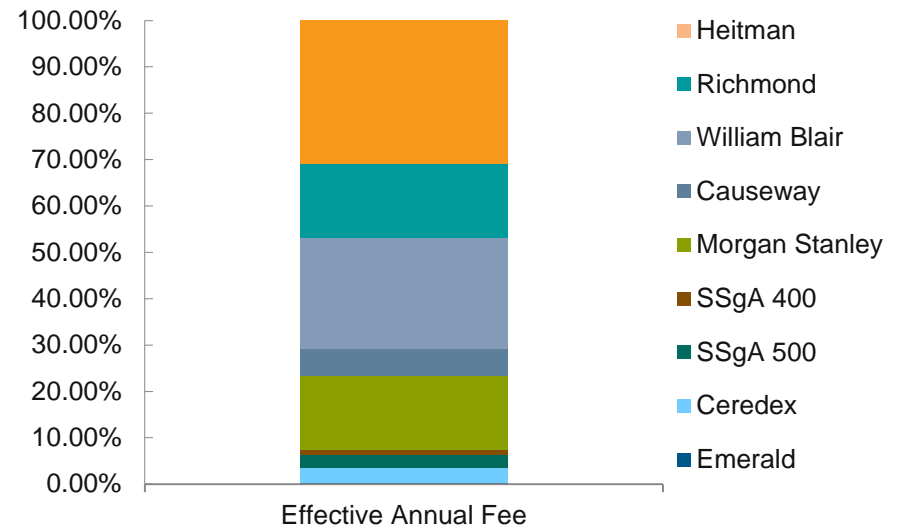
By Asset Class Distribution

(\$944,379 in total investment management fees)



By Investment Manager Distribution

(45 total basis points of \$210,866.660)



Total Fund – Estimated Annual Fees

Manager	Market Value as of 6/30/2022	Effective Annual Fee (%)	Effective Annual Fee (\$) ¹	Fee Schedule	Range of Fees*	Median
Domestic Equity	\$80,230,284	0.09%	\$69,759			
Emerald Advisors	\$6,315,831	0.0544%	\$3,437	0.01% First \$2M 0.075% Next \$8MM 0.06% Thereafter	0.80%-1.00%	0.90%
Ceredex	\$6,479,358	0.45%	\$29,157	0.45% On all assets	0.75%-1.00%	0.90%
SSgA S&P 400	\$11,493,222	0.08%	\$9,195	0.08% On all assets	0.55%-0.89%	0.75%
SSgA S&P 500	\$55,941,873	0.05%	\$27,971 \$11,188	0.05% On all assets 0.02% On all assets	0.35%-0.63% Available Option	0.49%
International Equity	\$49,297,294	0.88%	\$433,208			
Morgan Stanley	\$20,085,422	0.75%	\$150,641	0.75% On all assets	0.52%-0.84%	0.70%
Causeway	\$4,985,097	1.11%	\$54,836	1.11% ² On all assets	0.90%-2.20%	1.34%
William Blair	\$24,226,775	0.94%	\$227,732 \$205,928	0.94% On all assets 0.85% On all assets	0.70%-2.00% CIT Available	1.08%
Domestic Fixed Income	\$52,752,111	0.28%	\$149,128			
Richmond Capital	\$52,752,111	0.28%	\$149,128	0.35% First \$ 20M 0.30% Next \$20M 0.15% Thereafter 0.24% First \$50M 0.15% Thereafter	0.20%-0.32% Available Option	0.27%
Real Estate	\$28,586,971	1.02%	\$292,283			
Heitman	\$28,586,971	1.02%	\$292,283	1.10% First \$10M 1.00% Next \$15M 0.90% Next \$25M	0.25%-1.48%	0.94%
Total Fund	\$210,866,660	0.45%	\$944,379			

Fort Pierce Annual Fee Review

Footnotes

1. The Effective Annual Fee (\$) calculations are estimated based on the most recent available data, and do not reflect actual manager invoices.
2. Under the terms of an expense limit agreement, the Investment Adviser has agreed to waive all or a portion of its advisory fee and, if necessary, reimburse expenses to keep the Fund's "Total Annual Fund Operating Expenses" (excluding brokerage fees and commissions, shareholder service fees, interest, taxes, fees and expenses of other funds in which the Fund invests, and extraordinary expenses) from exceeding 1.10% of the average daily net assets of each of the Institutional Class and Investor Class shares. The expense limit agreement will remain in effect until January 31, 2023 and may only be terminated earlier by the Fund's Board or upon termination of the Fund's investment advisory agreement.

Updates to Investment Policy Statement

Investment Policy Statements

Updates for Approval

Richmond Capital

- Last quarter Callan proposed to change the performance objective for Richmond, but to keep the peer group objective. The Board agreed and new language included in the IPS reflects the following change:
 - Outperform the Bloomberg Aggregate Bond Index (net of investment fees) by at least **one quarter** of one percentage point over a rolling three-year period.
 - Outperform the median fund in a representative sample of fixed-income managers over a rolling three-year period. (Currently using the Callan Core Bond Fixed Income Peer Group).

Causeway Emerging Markets

- Causeway was added to the Fund's line-up back in August 2019. While performance objectives were delineated for the manager, they were not incorporated to the IPS. The following objectives were incorporated into the IPS:
 - Outperform the MSCI Emerging Markets Index (net of fees) over rolling 3-year periods by 1.00%.
 - Outperform the median fixed income manager over rolling 3-year periods.

Real Estate Review

Private Real Estate Investing

Problem: Fixed income yields remain low and equities have experienced more volatility

Solution: Core real estate expected to return **6.15%**, only 95 bps lower than broad U.S. equities, but with a standard deviation 375 bps lower at **14.20%**.

Investment Types / Structures

- Mostly equity investments in commercial real estate
- Wide range of strategies and vehicles (and benefits)
- Variance of property types and geographies

Return Components

- Income = Net Operating Income (NOI), or monthly rent/lease payments net of expenses
- Appreciation from “cap rate compression,” “NOI growth,” or both
- Return components depend on strategy

Debt / Leverage

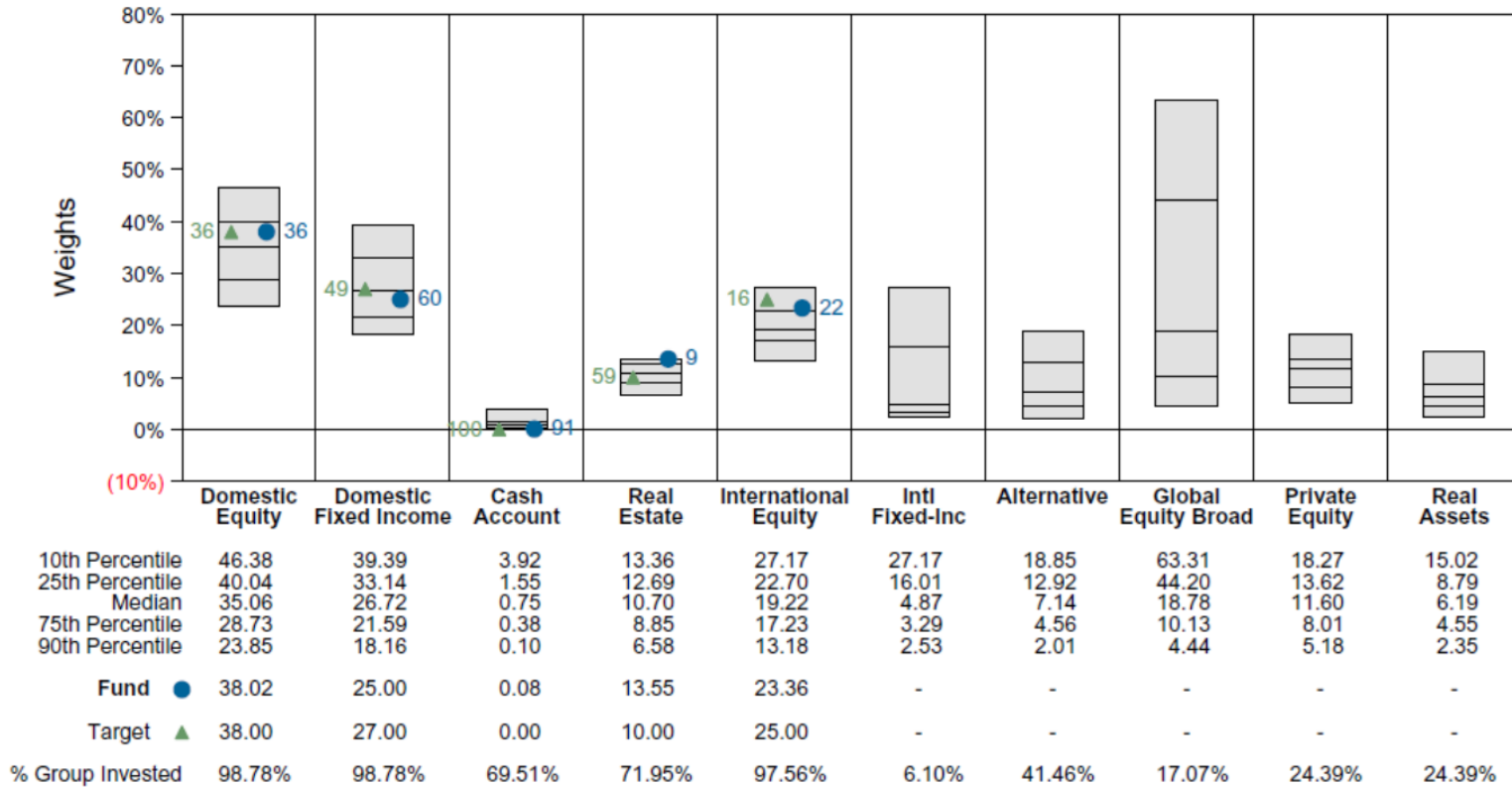
- Debt is often employed to enhance returns and/or to increase diversification
- Leverage is expressed in terms of loan-to-value (LTV), or the ratio of a property’s loan balance to the value of the underlying property
- Income return net of debt service



- ▶ **Main Property Types:** Office, Retail, Apartment, Industrial
- ▶ **Alternative Property Types:** Self Storage, Student Housing, Senior Housing, Medical Office

How Do Other Public Plans Allocate Capital?

Asset Class Weights vs Callan Public Fund Sponsor Database



Approximately 71% of Callan’s Public Fund Sponsor Database peer group has an allocation to Real Estate. Allocations range from 16.5% to a little over 13%, with the median being 10.7%

Given recent market conditions, at the end of June, the Fund’s Real Estate Allocation is approximately 13.55%, which is above the maximum allocation of 12% established in the IPS.

As an initial step, we would recommend you to request Heitman to pay out the dividends in cash so these proceeds can be reinvested in other funds.

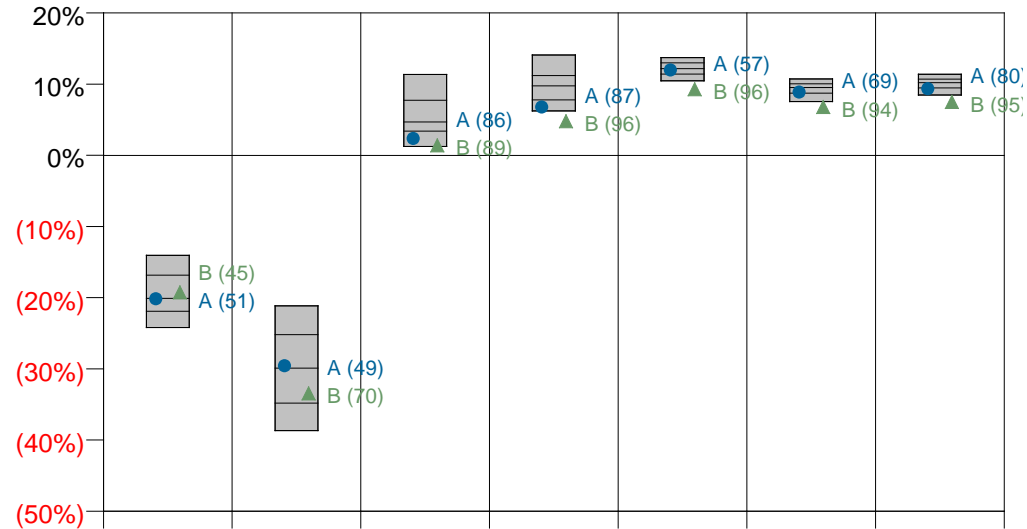
Appendix

Callan

Domestic Equity Performance

Emerald Advisors Small Cap Growth

Performance vs Callan Small Cap Growth (Gross)



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 18 1/4 Years
10th Percentile	(14.04)	(21.14)	11.36	14.09	13.74	10.75	11.39
25th Percentile	(16.83)	(25.18)	7.75	11.22	12.99	10.05	10.71
Median	(20.09)	(29.89)	4.70	9.76	12.18	9.52	10.21
75th Percentile	(21.91)	(34.80)	3.40	7.81	11.43	8.74	9.48
90th Percentile	(24.17)	(38.66)	1.26	6.24	10.49	7.57	8.47
Emerald Advisers ● A	(20.13)	(29.54)	2.37	6.80	12.00	8.89	9.38
Russell 2000 Growth Index ▲ B	(19.25)	(33.43)	1.40	4.80	9.30	6.80	7.51

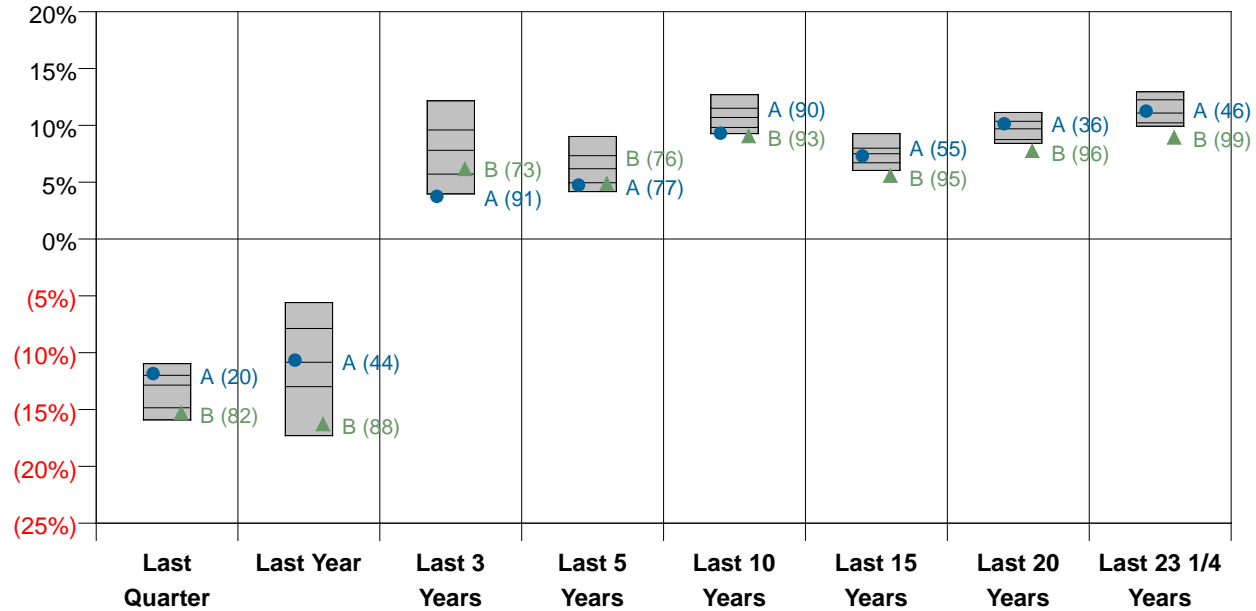
Equities struggled during the second quarter and growth stocks continued to face headwinds compared to their value counterparts, but all suffered double digit losses.

The Emerald fund underperformed the Russell 2000 Growth index by 0.88% for the quarter and long-term results remained well ahead of the benchmark.

Relative underperformance was mainly driven by stock selection within the consumer discretionary, financials, consumer staples, and industrial sectors. Partially offsetting the aforementioned was relative outperformance within healthcare, real estate and technology sectors.

Ceredex Value Advisors Small Cap Value

Performance vs Callan Small Cap Value (Gross)



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 20 Years	Last 23 1/4 Years
10th Percentile	(10.96)	(5.58)	12.16	9.03	12.72	9.28	11.13	12.96
25th Percentile	(11.99)	(7.86)	9.60	7.33	11.51	7.99	10.37	12.25
Median	(12.85)	(10.84)	7.82	6.19	10.70	7.50	9.71	11.08
75th Percentile	(14.84)	(12.98)	5.72	4.95	9.82	6.71	8.76	10.23
90th Percentile	(15.90)	(17.28)	3.97	4.18	9.29	6.04	8.41	9.92
Ceredex Value Advisors ● A	(11.84)	(10.66)	3.76	4.76	9.31	7.32	10.14	11.25
Russell 2000 Value Index ▲ B	(15.28)	(16.28)	6.18	4.89	9.05	5.58	7.77	8.94

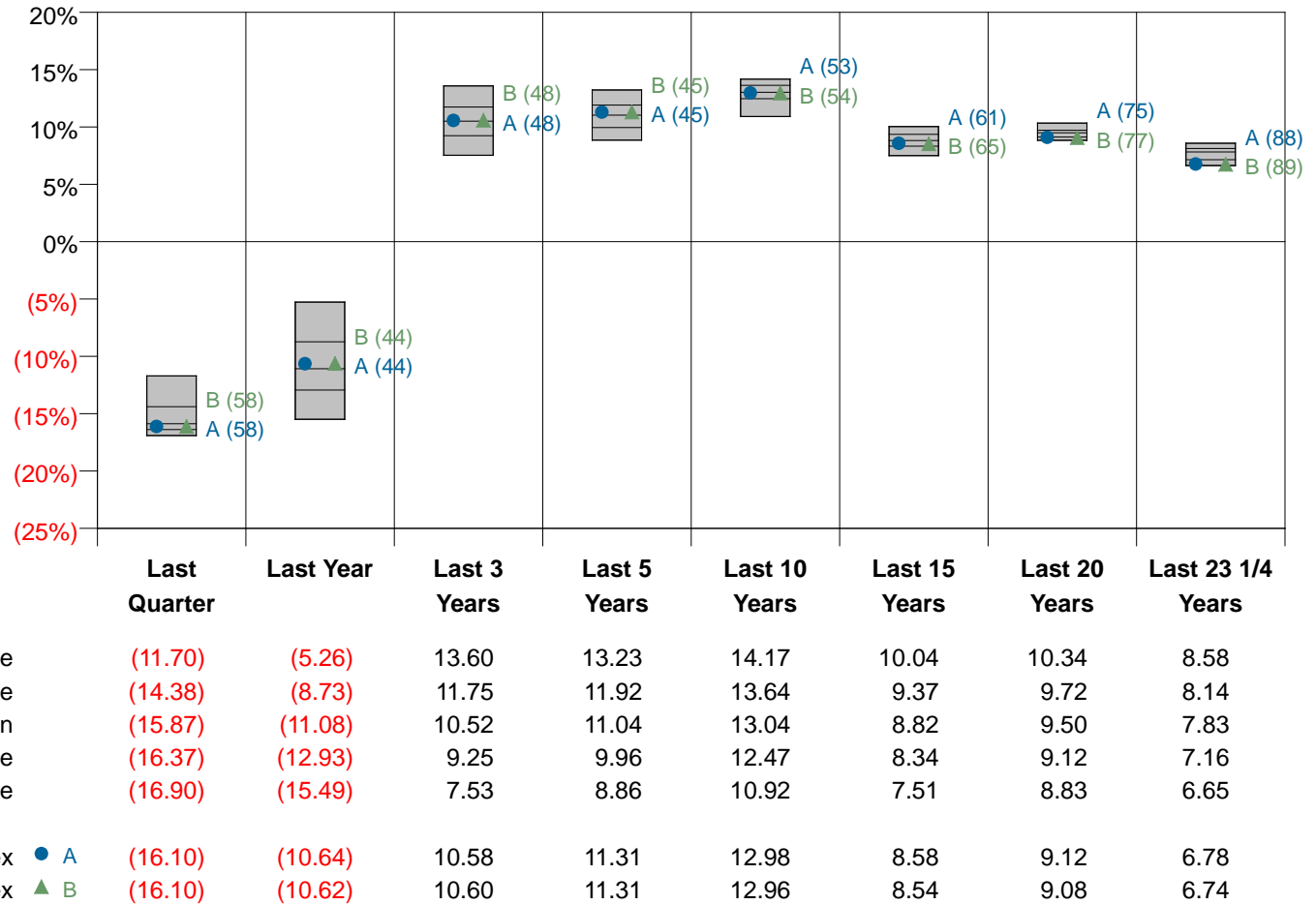
Large cap stocks nominally outpaced smaller cap stocks in the quarter. The performance spread between the Russell 1000 and the Russell 2000 Index was around 50 basis points, and growth stocks underperformed value.

Ceredex's outperformed the Russell 2000 Value index by 3.44% and finished in the top quartile versus peers. Over 3 and 5-years the manager is closing the performance gap with the index and over the longer term periods Ceredex is outperforming.

Relative performance was driven by consumer discretionary, materials, financials and real state stock selection.

SSgA S&P 500 Index

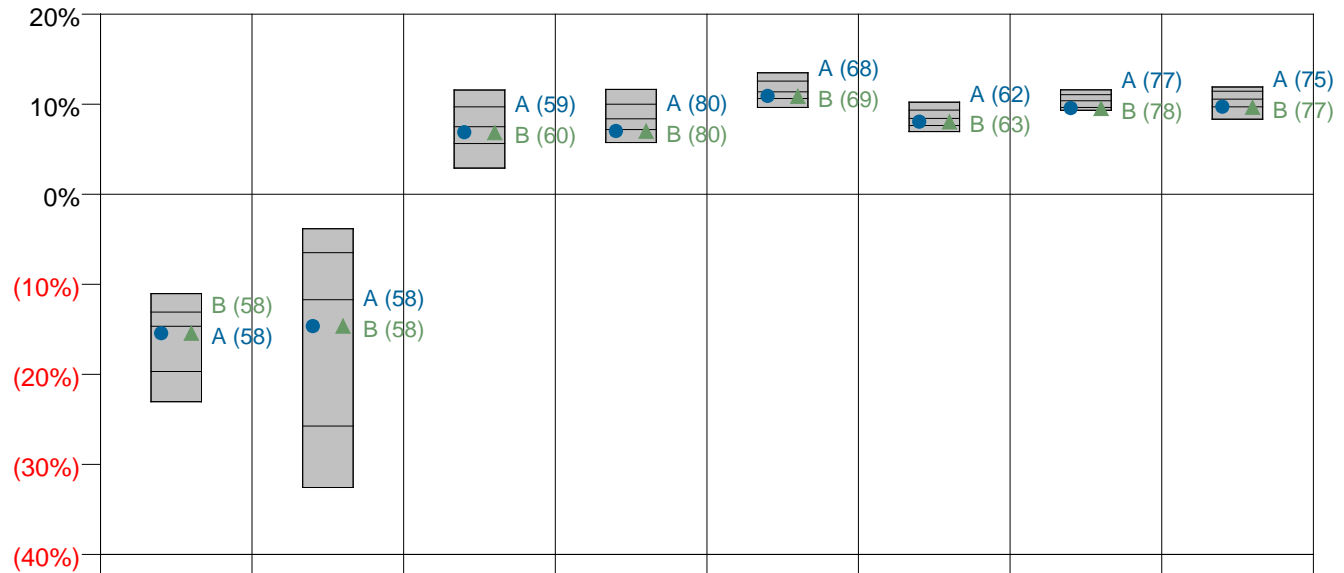
Performance vs Callan Large Cap Core (Gross)



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

SSgA S&P Mid Cap 400 Index

Performance vs Callan Mid Capitalization (Gross)



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 20 Years	Last 23 1/4 Years
10th Percentile	(11.03)	(3.82)	11.60	11.65	13.51	10.25	11.61	11.92
25th Percentile	(13.07)	(6.47)	9.73	10.01	12.59	9.35	11.08	11.46
Median	(14.66)	(11.70)	7.50	8.39	11.38	8.45	10.40	10.58
75th Percentile	(19.68)	(25.73)	5.65	7.19	10.65	7.65	9.65	9.73
90th Percentile	(23.04)	(32.55)	2.93	5.76	9.65	6.98	9.34	8.35
SSgA S&P 400 Index ● A	(15.43)	(14.63)	6.91	7.05	10.93	8.08	9.57	9.73
S&P 400 Mid Cap Index ▲ B	(15.42)	(14.64)	6.87	7.02	10.90	8.05	9.55	9.68

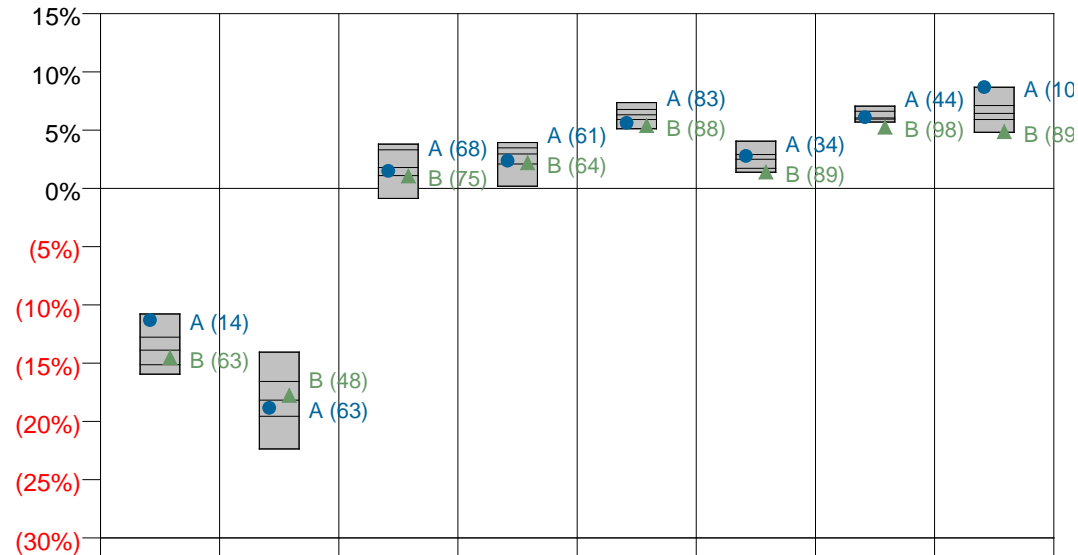
The fund continues to track the index closely at a very low fee.

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International Equity Performance

Morgan Stanley Developed International Equity

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



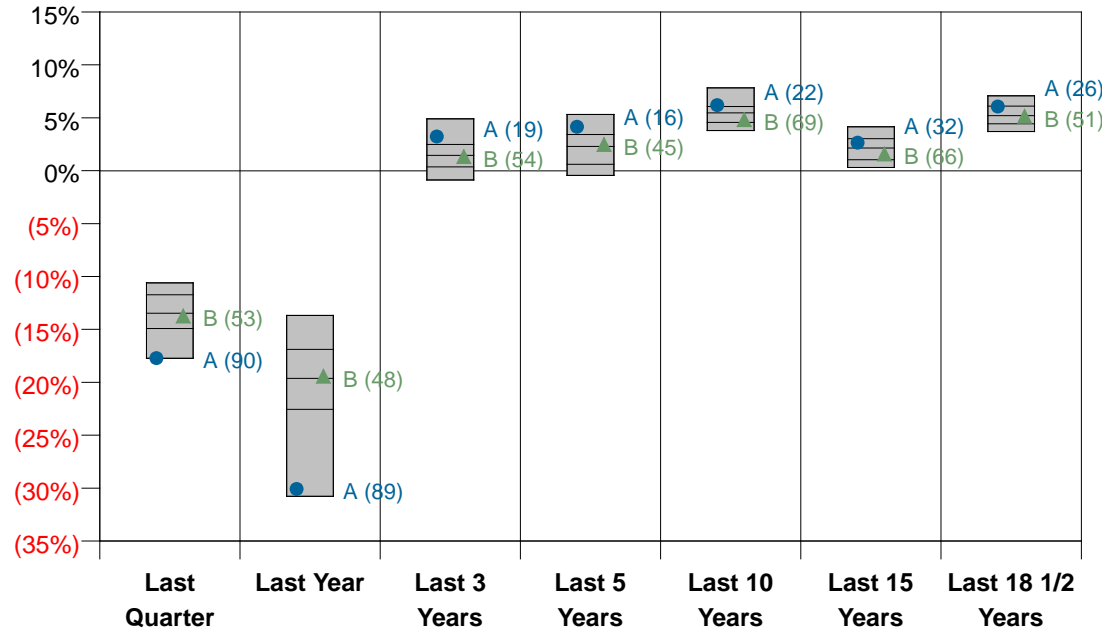
	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 20 Years	Last 30 3/4 Years
10th Percentile	(10.77)	(14.04)	3.81	3.94	7.38	4.07	7.06	8.70
25th Percentile	(12.76)	(16.56)	3.31	3.49	6.79	2.92	6.63	7.12
Median	(13.87)	(18.17)	1.80	2.97	6.32	2.51	6.06	6.44
75th Percentile	(15.13)	(19.55)	1.10	2.11	5.92	1.73	5.95	5.92
90th Percentile	(15.94)	(22.35)	(0.85)	0.20	5.13	1.40	5.71	4.82
Morgan Stanley Int'l Equity ● A	(11.29)	(18.82)	1.51	2.40	5.64	2.79	6.13	8.71
MSCI EAFE ▲ B	(14.51)	(17.77)	1.07	2.20	5.40	1.42	5.27	4.88

The strategy posted an absolute return of -11.29% and outperformed the MSCI EAFE index by 3.22% during the second quarter. The manager is outperforming the index across all periods on a gross of fee basis.

Sector allocation and stock selection both contributed to relative outperformance for the quarter, with stock selection being the larger driver. The manager's stocks within information technology, consumer staples, financials and health care sectors added to relative performance during the quarter.

William Blair International Growth Equity

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



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 18 1/2 Years
10th Percentile	(10.59)	(13.66)	4.91	5.33	7.85	4.16	7.09
25th Percentile	(11.72)	(16.88)	2.49	3.44	6.07	3.03	6.12
Median	(13.46)	(19.63)	1.45	2.31	5.47	2.15	5.21
75th Percentile	(14.92)	(22.55)	0.37	0.61	4.58	1.05	4.45
90th Percentile	(17.72)	(30.77)	(0.86)	(0.43)	3.81	0.31	3.71

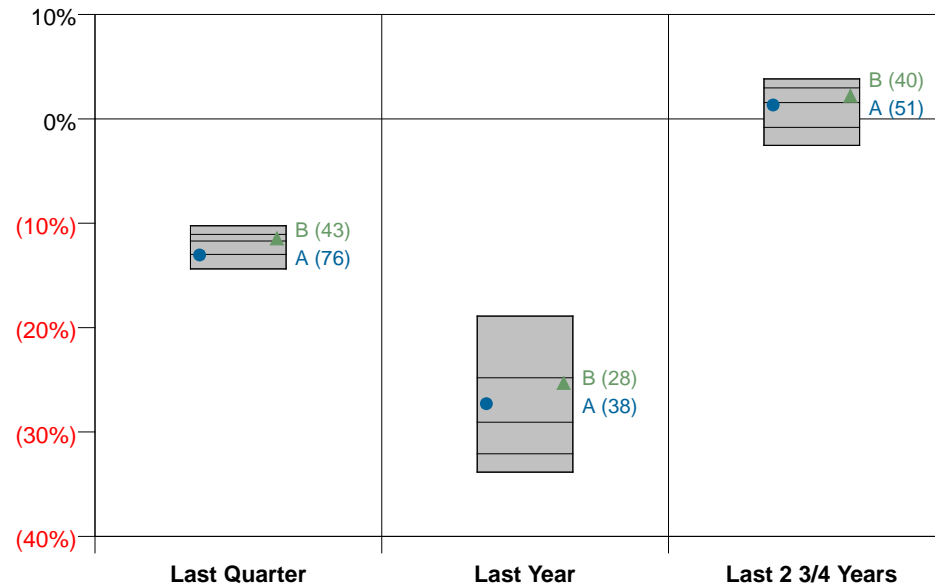
William Blair & Company ● A	(17.71)	(30.06)	3.25	4.17	6.20	2.67	6.07
MSCI ACWI ex US ▲ B	(13.73)	(19.42)	1.35	2.50	4.83	1.58	5.16

Global equities continued to decline during the second quarter amid increased volatility given geopolitical events, inflation, rising rates and supply chain.

Similar to domestic equities, international growth oriented stocks struggled during the second quarter and William Blair posted double digit losses during the quarter and finished in the bottom decile vs. peers. Over the 5 and 10-year periods the manager continues to outperform the index and returns are on the top quartile relative to peers.

Causeway Emerging Markets

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



	Last Quarter	Last Year	Last 2 3/4 Years
10th Percentile	(10.23)	(18.89)	3.84
25th Percentile	(11.06)	(24.80)	2.97
Median	(11.69)	(29.06)	1.56
75th Percentile	(12.98)	(32.08)	(0.81)
90th Percentile	(14.37)	(33.84)	(2.53)
Causeway Emerging Markets ● A	(13.03)	(27.27)	1.33
MSCI EM ▲ B	(11.45)	(25.28)	2.22

During the quarter, Emerging markets posted double digit losses but has fared better relative to prior economic downturns.

Causeway underperformed the MSCI Emerging Markets index by 1.58%. The manager ranked in the bottom quartile within the Emerging Markets peer universe. Over the one-year period and since inception, the manager has lost some ground vs. the index, but relative to peers, results remain competitive.

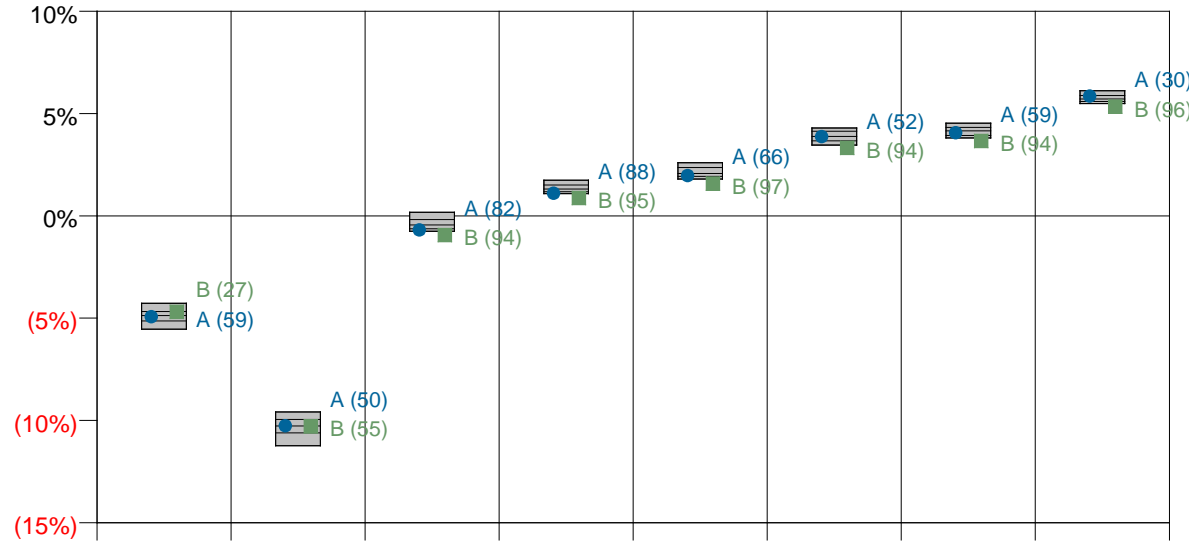
Fund holdings in the emerging Asia region detracted from relative performance, primarily due to negative stock selection in India and China. From a sector perspective, the largest detractors from relative performance were consumer discretionary, materials and consumer staples.

Callan

Fixed Income

Richmond Capital Core Fixed Income

Performance vs Callan Core Bond Fixed Income (Gross)



	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 10 Years	Last 15 Years	Last 20 Years	Last 31 3/4 Years
10th Percentile	(4.27)	(9.58)	0.18	1.75	2.60	4.30	4.53	6.12
25th Percentile	(4.68)	(9.95)	(0.18)	1.51	2.37	4.14	4.33	5.88
Median	(4.87)	(10.26)	(0.44)	1.31	2.08	3.89	4.16	5.72
75th Percentile	(5.13)	(10.60)	(0.62)	1.19	1.93	3.67	3.94	5.59
90th Percentile	(5.53)	(11.24)	(0.75)	1.09	1.80	3.47	3.81	5.49

Richmond Capital Mgmt A	(4.93)	(10.26)	(0.68)	1.11	1.97	3.88	4.06	5.86
Blended Benchmark* B	(4.69)	(10.29)	(0.93)	0.88	1.58	3.32	3.66	5.34

During the quarter, bonds were hit hard over the short term as rates rose sharply during the second quarter and credit spreads widened.

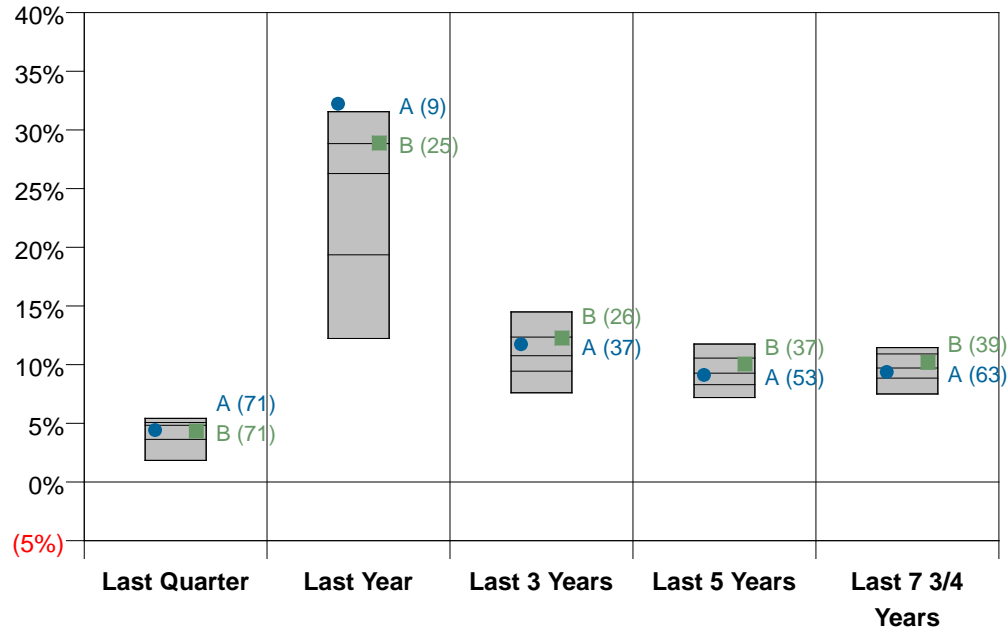
On an absolute basis, Richmond lost -4.93% during the quarter; and, the manager underperformed the benchmark by 24 basis points finishing in the 59th percentile compared to peers. Over the long term, the manager continues to outperform the benchmark and remains competitive compared to peers.

Callan

Real Estate

Heitman America Real Estate Trust

Performance vs Callan Open End Core Commingled Real Estate (Net)



10th Percentile	5.43	31.57	14.50	11.76	11.47
25th Percentile	5.07	28.84	12.36	10.56	10.91
Median	4.83	26.29	10.77	9.29	9.72
75th Percentile	3.64	19.37	9.45	8.30	8.85
90th Percentile	1.86	12.25	7.61	7.20	7.52

Heitman Net	● A	4.43	32.23	11.75	9.13	9.39
NCREIF NFI ODCE Eq Wt Net	■ B	4.35	28.90	12.28	10.07	10.19

Real Estate saw a positive returns during the quarter. Capital appreciation and landlord favorable conditions continued to support positive results, mainly within apartment, industrial and self storage.

Heitman finished virtually in line with the index on a net of fee basis during the quarter. The strong performance we've seen over the last few quarters has helped the manager to close the gap vs. the index over the long term, but still lags the benchmark.

Additional Information

Callan's Proposed 2022 Work Plan

City of Fort Pierce Retirement and Benefit System

	1 st Quarter 2022	2 nd Quarter 2022	3 rd Quarter 2022	4 th Quarter 2022
Strategic Planning				
Review Capital Market Expectations				
Review Investment Policy Statement				
Present Proposed 2023 Work Plan				
Plan Implementation				
Investment Manager Fee Review				
Prepare Cash Raise for Benefit Payments				
Manager Searches (as needed)				
Monitoring & Evaluation				
Quarterly Performance Reviews				
Quarterly Meeting Attendance				
Present Executive Summary				
Investment Manager Presentations				
Continuous Qualitative Review				
Research & Education				
National Client Conference – San Francisco, CA, April 25-27				
“Callan College”				
Regional Workshops				
Custom Board Education				
Research Papers and Publications				

Content Calendar – Callan Institute

