

Leanne Malison Retirement Administrator

136 N AKERS STREET VISALIA, CALIFORNIA 93291 TELEPHONE (559) 713-2900 FAX (559) 730-2631 www.tcera.org

AGENDA OF THE BOARD OF RETIREMENT

INVESTMENT COMMITTEE MEETING Wednesday, August 10, 2022 @ 10:00 a.m.
TCERA Board Room, 136 N. Akers Street, Visalia, CA 93291

NOTICE TO THE PUBLIC

Persons who wish to address the Board of Retirement during public comment or regarding an item that is on the agenda may address the Board of Retirement in person at the meeting. Any person addressing the Board will be limited to a maximum of five (5) minutes. A total of 15 minutes will be allotted for the Public Comment period unless otherwise extended by the Board Chair. If you are part of a large group that would like to comment on an agenda item, please consider commenting in writing or sending one spokesperson to speak on behalf of the group. Members of the public may also submit public comment via U.S. mail or via email to BORPublicComment@tcera.org before the meeting. The comments received via U.S. mail or email before the meeting will be read to the Board of Retirement in open session during the meeting as long as the comments meet the requirements for Public Comments as posted in the agenda. Public comments are limited to any item of interest to the public that is within the subject matter jurisdiction of the Board of Retirement. (Gov't Code Section 54954.3(a).)

Persons wishing to listen to the meeting may call the TCERA Office during regular business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m.) within 48 hours of the meeting at 559-713-2900 for access information. Documents related to the items on this agenda are available for public inspection at the Retirement Office, 136 N Akers Street, Visalia, CA, during normal business hours. Such documents are also available on TCERA's website, www.tcera.org, subject to staff's ability to post the documents before the meeting.

As a courtesy to those in attendance, all individuals are requested to place cell phones and other electronic devices in the non-audible alert mode.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda. Under state law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public is invited to make comments at the time the item comes up for Board consideration. Any person addressing the Board will be limited to a maximum of five (5) minutes so that all interested parties have an opportunity to speak. Please state your name for the record.

IV. AGENDA ITEMS

- 1. Discussion and possible action regarding the following items:
 - a. Approve Investment Committee Minutes from July 13, 2022.
 - b. Asset Allocation Status
 - c. 2022 Investment Committee Goals and Objectives Timeline and 2022 Education Calendar
 - d. Investment Managers
 - 1) Verus Flash Report All Managers
 - 2) Managers of Interest

V. UPCOMING MEETING

1. September 14, 2022, 10:00 a.m.

VI. ADJOURN

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Secretary of the Board of Retirement at (559) 713-2900. Notification 48 hours prior to the meeting will help enable staff to make reasonable arrangements to ensure meaningful access. Documents related to the items on this Agenda submitted after distribution of the agenda packet are available for public inspection at TCERA, 136 N. Akers Street, Visalia, CA. during normal business hours.



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MINUTES OF THE BOARD OF RETIREMENT

INVESTMENT COMMITTEE MEETING Wednesday, July 13, 2022 @ 10:00 a.m.
TCERA Board Room, 136 N. Akers Street, Visalia, CA 93291

I. CALL TO ORDER

The meeting was called to order at 10:30 a.m. by Pete Vander Poel, Chair

II. ROLL CALL

Voting Trustees Present: Staff Members Present:

Pete Vander Poel, Chair, Gary Reed, Jim Young, Ty Inman

Leanne Malison, Retirement Administrator

Mary Warner, Assistant Retirement Administrator

Susie Brown, Secretary I, Ashlee Compton, Office Assistant

III. PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda. Under state law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public is invited to make comments at the time the item comes up for Board consideration. Any person addressing the Board will be limited to a maximum of five (5) minutes so that all interested parties have an opportunity to speak. Please state your name for the record.

None

IV. AGENDA ITEMS

- 1. Discussion and possible action regarding the following items:
 - a. Approve Investment Committee Minutes from June 8, 2022.

Motion to approve minutes as presented.

Motion:

Young

Second:

Inman

Motion passed unanimously.

b. Asset Allocation Status

Ms. Malison reviewed the report, noting that there are no major changes. Ms. Malison reported that the first contract has been signed and is in place for the new private equity investments initiated through the discretionary mandate with Verus.

No action

c. 2022 Investment Committee Goals and Objectives Timeline and 2022 Education Calendar

The Committee reviewed the reports. Ms. Malison reported that the private markets review under the new mandate will be in October. The strategic planning retreat will be September 28.

- d. Investment Managers
 - 1) Verus Flash Report All Managers

The Committee reviewed the report. Ms. Malison reported the May numbers are down, and this will continue to the June report.

- 2) Managers of Interest.
 - a) DWS/RREEF-June 1, 2022 Press Release

Ms. Malison reported the staff changes to this firm will have no impact.

No action.

V. UPCOMING MEETING

1. August 24, 2022, 10:00 a.m.

VI. ADJOURN

The meeting was adjourned at 10:42 a.m.

Pete Vander Poel, Chair	



Leanne Malison Retirement Administrator

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TCERA, Board of Retirement Investment Committee

Agenda Item # IV. 1 b.

Agenda Date: August 10, 2022

Subject: Asset Allocation Status

Requests:

That the Investment Committee:

- 1. Discuss the current asset allocation status as compared to targets.
- 2. Make recommendations to the Board of Retirement as necessary.

Summary:

The Asset Allocation Comparison is provided as a reference tool for the Committee to note the current allocation as compared to target and to track new manager implementation and rebalancing activity. Depending on the date of the Investment Committee meeting, the report may not be available for distribution with the original packet of backup materials. The report will be provided as soon as the data is available from the custodian bank.

Prepared by: Leanne Malison



Leanne Malison Retirement Administrator

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TCERA, Board of Retirement Investment Committee

Agenda Item # IV. 1 c.

Agenda Date: August 10, 2022

Subject: 2022 Investment Committee Goals and Objectives Timeline and 2022 Education Calendar

Requests:

That the Investment Committee:

- 1. Discuss the Goals and Objectives Timeline and Education Calendar
- 2. Direct Staff to make revisions as determined by the Committee
- 3. Make recommendations to the Board of Retirement as necessary

Summary:

The Goals and Objectives Timeline is provided to assist the Committee in monitoring the progress of its goals and objectives for the year. The Education Calendar is provided to ensure that education items related to the Committee's goals and objectives are included in the presentation schedule for the year.

Prepared by: Leanne Malison

TCERA Investment Committee Goals and Objectives Timeline

Revised 5/5/22

2022

January - March

<u>Large Cap Growth Equity Manager Review</u> – Comparative manager information as it relates to the large cap growth equity investment with Ivy was provided by Verus at the October 13th Investment Committee meeting. The Committee recommended identifying Sands Capital and William Blair as finalists for the mandate and the Board approved the recommendation at the October 27th Board meeting. Finalists presented to the Board on January 26th. The Board selected William Blair for the mandate. On site due diligence was waived because William Blair is already an investment manager for TCERA. Contract is finalized. – *Completed*

<u>"Dry Powder" Investment</u> -- On October 27th, the Board approved the transfer of funds from Global Fixed Income and Emerging Market Debt to SSGA SMID and REIT index funds pending capital calls for real estate and private equity. The REIT Index Fund has been opened with SSGA. Transfer of funds is complete. -- **Completed**

<u>Infrastructure</u> – On October 27th, the Board requested a presentation from IFM to the Board of Retirement regarding the firm's infrastructure fund. IFM presented to the Board on November 17th. At that meeting the Board approved IFM as the infrastructure investment manager. Contract is finalized. -- *Completed*

<u>Private Equity/Opportunistic Real Estate</u> – On October 27th, the Board determined that direct fund investing with the assistance of a consultant will be the implementation strategy for private equity and other similar private markets investments. At the November 17, 2021 Board meeting, the Board authorized Staff to enter into a contract with Verus for private markets consulting. Implementation can begin when the contract is complete. Contract is finalized. Discussion regarding required legal review of investment documents is scheduled for the March 9th Investment Committee meeting. The Board confirmed that the Verus legal review is sufficient for these investments. The contract is finalized. -- *Completed*

April - June

<u>Small Cap Value Review</u> – In response to the LMCG investment group's formation of a new investment management firm, Leeward Investments, the Investment Committee recommended an exploratory search to compare other top tier managers to LMCG/Leeward. The review is scheduled for the April 13, 2022 Investment Committee meeting with a recommendation to be presented to the Board on April 27th. The recommendation to retain Leeward as TCERA's investment manager was confirmed on April 27th. No action required. – *Completed*

<u>Education regarding China</u> – The Board requested that additional education regarding China be provide in 2022. Elliot Hentov, Head of Policy Research, State Street Global Advisors, made an educational presentation to the Board of Retirement on April 27th. -- *Completed*

Education regarding ESG Investing – The Board requested that, given the attention in the marketplace, education be provided regarding ESG Investing. Verus is scheduled to make a presentation at the July 27, 2022 Board of Retirement meeting.

TCERA Board of Retirement 2022 Trustee Education/Presentation Calendar

Month	Meeting Date	Education Topics								
January	January 12									
	January 26	Large Cap Growth Equity Presentations								
February		No first meeting due to World Ag Expo								
	February 23	12/31/21 Investment Report – Verus								
March	March 9	QMA (PGIM) LMCG (Leeward)								
	March 23	Actuarial Audit Presentation								
April	April 13	Sixth Street Stepstone Small Cap Value Review (Investment Committee)								
	April 27	Education Presentation – Investments in China Small Cap Value Review (Recommendation from Investment Committee)								
Мау	SACRS – May 10-13									
	May 25	3/31/22 Investment Report – Verus Strategic Asset Allocation Review - Verus								
June	June 8	RREEF Ocean Avenue								
	June 22									
July	July 13	William Blair KBI								
	July 27	Education Presentation – ESG Verus								
August	August 10	PGIM American Realty								
	August 24	6/30/22 Investment Report – Verus Investment Manager Fee Review								

September	September 14	MacKay Shields KKR
	September 28	Strategic Planning Session
October	October 12	Preliminary Actuarial Analysis - Cheiron
	October 26	Private Markets Review - Verus
November	November 2 - due to SACRS	Actuarial Valuation Report - Cheiron
	SACRS Nov 8-11	
	November 16 - due to Thanksgiving Holiday	9/30/22 Investment Report
December	December 14	Brown Armstrong – Audit Results

Expected 2023 Investment Manager Regular Biennial Presentations:

BlackRock Fixed Income PIMCO RAE Boston Partners SGA Leeward Pathway DoubleLine Invesco SSGA IFM



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TCERA, Board of Retirement Investment Committee

Agenda Item # IV. 1. d.

Agenda Date: August 10, 2022

Subject: Investment Manager Review

Requests:

That the Investment Committee:

- 1. Review and Discuss manager performance as reported in the most recent Verus Flash Report.
- 2. Review and Discuss any Managers of Interest and other presented topics

Summary:

- 1. Verus Flash Report The Flash Report provides the most current performance information provided by Verus. The Committee will periodically discuss individual managers and their performance as well as overall portfolio performance. The Flash report is prepared by Verus as soon as month end information is available from TCERA's managers and is generally available by the 15th of the month. Depending on the timing of the receipt of the investment data and the date of the committee meeting, the most recent month-end report may not be ready in time for distribution or discussion.
- Managers of Interest The Committee has requested a standing agenda item to discuss managers of
 interest in greater detail. Most often these will be current investment managers as listed on the Verus
 Flash Report that have reported firm/personnel changes or managers that require additional
 discussion or scrutiny.

Prepared by: Leanne Malison

Total Fund Executive Summary (Net of Fees) - Preliminary

Tulare County Employees' Retirement Association Period Ending: June 30, 2022

	Market Value	% of Portfolio	1 Mo	Fiscal YTD	Fiscal 2021	Fiscal 2020	Fiscal 2019	1 Yr	3 Yrs	5 Yrs	10 Yrs	15 Yrs	20 Yrs
Total Fund	1,803,280,496	100.0	-4.1	-5.6	23.6	0.6	6.0	-5.6	5.5	6.0	6.8	4.3	5.9
Policy Index			-4.3	-6.2	21.9	3.0	6.9	-6.2	5.6	6.2	6.8	4.9	6.4
Total Domestic Equity	495,457,158	27.5	-7.4	-13.0	44.5	4.2	7.6	-13.0	9.4	10.4	12.6	8.1	8.5
Russell 3000 Index			-8.4	-13.9	44.2	6.5	9.0	-13.9	9.8	10.6	12.6	8.4	8.5
SSGA S&P 500 Flagship Fund	187,342,912	10.4	-8.3	-10.7	40.8	7.5	10.4	-10.7	10.6	11.3	13.0	-	€
S&P 500 Index			-8.3	-10.6	40.8	7.5	10.4	-10.6	10.6	11.3	13.0		
PGIM QS US Core Equity	68,124,291	3.8	0.0	-1.1	39.5	3.8	6.6	-1.1	12.7	12.1	13.6	15	
S&P 500 Index			-8.3	-10.6	40.8	7.5	10.4	-10.6	10.6	11.3	13.0	•	
Boston Partners Large Cap Value	67,182,384	3.7	-9.1	-3.8	49.5	-8.8	4.5	-3.8	9.5	8.6	11.3	7.6	8.7
Russell 1000 Value Index			-8.7	-6.8	43.7	-8.8	8.5	-6.8	6.9	7.2	10.5	6.1	7.5
SSGA US Extended Market Index	58,389,670	3.2	-9.3	-29.8	-	879	-	-29.8	*	51.	8.53	*	
Dow Jones U.S. Completion Total Stock Market Indx			-9.3	-30.0	•	000	-	-30.0		(*)	(*	=	177
William Blair SMID Cap Growth	23,729,769	1.3	-7.9	-28.1	42.4	6.1	10.1	-28.1	2.8	8.1	12.4	9.2	(40)
Russell 2500 Growth Index			-6.9	-31.8	49.6	9.2	6.1	-31.8	3.7	7.5	10.9	8.0	₩
Leeward Small Cap Value	29,536,069	1.6	-7.6	-7.4	62.2	-14.5	-4.7	-7.4	8.7	5.9	9.8	2	1 5 c
Russell 2000 Value Index			-9.9	-16.3	73.3	-17.5	-6.2	-16.3	6.2	4.9	9.1		(8)
Total International Equity	257,425,018	14.3	-8.2	-18.5	38.3	-4.0	3.5	-18.5	2.7	3.5	5.5	0.9	4.8
MSCI AC World ex USA (Net)			-8.6	-19.4	35.7	-4.8	1.3	-19.4	1.4	2.5	4.8	1.6	5.7
SSGA MSCI ACWI Ex US Index Fund	89,330,536	5.0	-8.6	-19.2	35.9	-4.5	1.5	-19.2	1.6	2.7	5.1	-	150
MSCI AC World ex USA (Net)			-8.6	-19.4	35.7	-4.8	1.3	-19.4	1.4	2.5	4.8	*	200
PIMCO RAE Fundamental Global Ex US Fund	89,217,836	4.9	-9.4	-15.5	45.3	-14.9	-1.5	-15.5	1.5	1.8	÷	=	: •:
MSCI AC World ex USA Value (Net)			-9.1	-12.8	37.6	-15.3	-0.1	-12.8	0.6	1.2	2	2	
SGA International Growth	78,876,645	4.4	-6.3	-21.0	34.3	6.5	10.7	-21.0	4.1	-		ŝ	•
MSCI AC World ex USA Growth (Net)			-8.1	-25.8	33.7	5.8	2.6	-25.8	1.6		5	:5	



Tulare County Employees' Retirement Association Period Ending: June 30, 2022

	Market Value	% of Portfolio	1 Mo	Fiscal YTD	Fiscal 2021	Fiscal 2020	Fiscal 2019	1 Yr	3 Yrs	5 Yrs	10 Yrs	15 Yrs	20 Yrs
Total Global Equity	55,165,885	3.1	-7.1	-12.2	50.4	-3.6	1.9	-12.2	8.4	7.0	-	Ceres 1	
MSCI AC World Index (Net)			-8.4	-15.8	39.3	2.1	5.7	-15.8	6.2	7.0	1/4/	-	
Skellig Water Fund (aka KBI)	55,165,885	3.1	-7.1	-12.2	50.4	-3.6	1.9	-12.2	8.4	7.0		•	17.7
MSCI AC World Index (Net)			-8.4	-15.8	39.3	2.1	5.7	-15.8	6.2	7.0	(•)	Ħ	5€8
Total Fixed Income	357,427,462	19.8	-2.6	-12.6	2.8	2.9	7.2	-12.6	-2.6	-0.2	1.2	3.2	4.7
Blmbg. U.S. Aggregate Index			-1.6	-10.3	-0.3	8.7	7.9	-10.3	-0.9	0.9	1.5	3.3	4.5
Total Domestic Fixed Income	309,658,892	17.2	-2.1	-11.1	2.3	7.3	7.6	-11.1	-0.8	1.0	1.8		
Blmbg. U.S. Aggregate Index			-1.6	-10.3	-0.3	8.7	7.9	-10.3	-0.9	0.9	1.5	3.3	:*::
BlackRock Core Plus Fixed Income	104,804,873	5.8	-2.0	-11.1	0.5	9.1	8.0	-11.1	-0.9	0.9	1.7	3.5	4.9
Blmbg. U.S. Aggregate Index			-1.6	-10.3	-0.3	8.7	7.9	-10.3	-0.9	0.9	1.5	3.3	4.5
Doubleline Core Plus	103,022,224	5.7	-1.9	-10.1	2.9	4.1	7.0	-10.1	-1.3	0.6	7	=	
Blmbg. U.S. Aggregate Index			-1.6	-10.3	-0.3	8.7	7.9	-10.3	-0.9	0.9	5	=	
MacKay Shields Core Plus	101,831,795	5.6	-2.4	-12.0	3.7	8.5	7.4	-12.0	-0.3	1.2	*	*	
Blmbg. U.S. Aggregate Index			-1.6	-10.3	-0.3	8.7	7.9	-10.3	-0.9	0.9	-		760
Total Emerging Markets Fixed Income	47,768,571	2.6	-6.0	-18.4	10.3	-2.4		-18.4	-4.2	19.3		15 3	14 (Sto.)
50% JPM EMBI Global Div/50% JPM GBI EM Global Div			-5.3	-20.2	7.1	-1.1		-20.2	-5.5	1,50		-	0.75
PGIM Emerging Markets Debt	47,768,571	2.6	-6.0	-18.4	10.3		*	-18.4	190	: := :	-	*	
50% JPM EMBI Global Div/50% JPM GBI EM Global Div			-5.3	-20.2	7.1		*	-20.2	:=:	(#)	*	:=	
Total Real Estate	380,569,510	21.1	-0.3	20.7	2.2	5.3	6.7	20.7	9.1	8.3	9.3	5.0	7.2
NCREIF ODCE			4.6	28.4	7.1	1.3	5.5	28.4	11.7	9.6	10.2	6.0	6.6
RREEF America II	210,655,847	11.7	0.0	29.0	2.1	5.3	6.6	29.0	11.5	9.7	10.8	6.5	56
NCREIF ODCE			4.6	28.4	7.1	1.3	5,5	28.4	11.7	9.6	10.2	6.0	(≱:
American Realty	87,220,315	4.8	0.0	20.2	3.4	9	-	20.2	•	′ <u>~</u>	-	2	7/2
NCREIF ODCE			4.6	28.4	7.1	ā	ē	28.4		4.5	=	127	1/5
Invesco Commercial Mortgage Income Fund	67,135,834	3.7	0.0	-	*	*	a	-	: <u>-</u>	199	7	÷;	59
NCREIF ODCE			4.6	(=)	-	-	-	÷	3,300	-		(€):	₩:
SSGA US REIT Index Non-Lending Fund	15,557,514	0.9	-7.7	20	- 2		32	2	-	1.0	2	21	12
NCREIF ODCE			4.6	30	ě	Ξ	ŝ		*	÷	ž.	3	5



Total Fund Executive Summary (Net of Fees) - Preliminary

Tulare County Employees' Retirement Association Period Ending: June 30, 2022

	Market Value	% of Portfolio	1 Mo	Fiscal YTD	Fiscal 2021	Fiscal 2020	Fiscal 2019	1 Yr	3 Yrs	5 Yrs	10 Yrs	15 Yrs	20 Yrs
Total Private Equity	129,069,551	7.2	0.0	26.4	42.4	5.4	17.8	26.4	23.8	21.2	15.9	380	
Private Equity Benchmark			0.0	26.4	42.4	5.4	17.8	26.4	23.8	21.2	16.4		¥
BlackRock Alternative Advisors	434,721	0.0	0.0	-19.6	-13.7	8.1	8.8	-19.6	-9.1	-1.7	2.6	12	2
Ocean Avenue Fund III	19,781,511	1.1	0.0	44.6	25.2	13.7	35.4	44.6	27.2	31.9	:57		ŝ
Ocean Avenue Fund IV	25,814,193	1.4	0.0	33.4	35.2	-		33.4	-		*	:=:	
Pantheon Ventures	259,944	0.0	0.0	-25.2	4.4	-23.1	5.6	-25.2	-15.6	-7.3	-0.3	1.9	8
Pathway Private Equity Fund Investors 8	33,282,786	1.8	0.0	26.2	67.5	4.9	26.4	26.2	30.4	28.8	:=:	***	2
Pathway Private Equity Fund Investors 9	27,699,444	1.5	0.0	30.8	73.9	0.0	22.0	30.8	31.5			(#	
Pathway Private Equity Fund Investors 10	16,605,025	0.9	0.0	23.1	46.9	-	5.00	23.1	•	*	7.5	(Je)	: 77
Stepstone Secondary Opportunities Fund II	5,191,927	0.3	0.0	-7.0	22.4	-0.5	2.1	-7.0	4.3	4.7	::=:	:(+	
Total Private Credit	85,054,769	4.7	0.0	3.0	28.3	-4.5	11.2	3.0	8.1	8.7	28	5 T T W	STERNA V
Private Credit Benchmark			0.1	3.1	28.3	-4.5	11.2	3.1	8.1	8.7		*	ē
Sixth Street DCP (frmrly TSSP DCP)	85,054,769	4.7	0.0	3.0	28.3	-4.5	11.2	3.0	8.1	8.7	5.5		- 4
Total Opportunistic	28,651,213	1.6	0.0	22.7	15.0	-6.2	-6.2	22.7	9.8	9.8	12.1		1.1
Sixth Street TAO Contingent (frmrly TSSP TAO Contingent)	26,227,845	1.5	0.0	28.3	27.6	14	72	28.3	2	=	-	=	54.7
KKR Mezzanine Partners I	2,413,123	0.1	0.0	-8.4	-13.6	-7.3	1.5	-8.4	-9.8	-2.4	4.5	21	12/
PIMCO Bravo	10,246	0.0	0.0	-4.5	-23.8	-76.0	-4 5.1	-4.5	-44.1	-27.8	-9.7	π.	170

