



**Alameda County Employees' Retirement Association
BOARD OF RETIREMENT**

INVESTMENT COMMITTEE/BOARD MEETING

**THIS MEETING WILL BE CONDUCTED VIA TELECONFERENCE
SEE GOV'T CODE § 54953(e).**

ACERA MISSION:

To provide ACERA members and employers with flexible, cost-effective, participant-oriented benefits through prudent investment management and superior member services.

**Wednesday, September 14, 2022
9:30 a.m.**

ZOOM INSTRUCTIONS	COMMITTEE MEMBERS	
<p>The public can view the Teleconference and comment via audio during the meeting. To join this Teleconference, please click on the link below. https://zoom.us/join Webinar ID: 879 6337 8479 Passcode: 699406 1 (669) 900-6833 US For help joining a Zoom meeting, see: https://support.zoom.us/hc/en-us/articles/201362193</p>	TARRELL GAMBLE	APPOINTED
	CHAIR	
	GEORGE WOOD	ELECTED GENERAL
	VICE CHAIR	
	DALE AMARAL	ELECTED SAFETY
	OPHELIA BASGAL	APPOINTED
	KEITH CARSON	APPOINTED
JAIME GODFREY	APPOINTED	
LIZ KOPPENHAVER	ELECTED RETIRED	
HENRY LEVY	TREASURER	
KELLIE SIMON	ELECTED GENERAL	
NANCY REILLY	ALTERNATE RETIRED¹	
DARRYL WALKER	ALTERNATE SAFETY²	

¹ The Alternate Retired Member votes in the absence of the Elected Retired Member, or, if the Elected Retired Member is present, then votes if both Elected General members, or the Safety Member and an Elected General member, are absent.

² The Alternate Safety Member votes in the absence of the Elected Safety, either of the two Elected General Members, or both the Retired and Alternate Retired members.

Note regarding accommodations: The Board of Retirement will provide reasonable accommodations for persons with special needs of accessibility who plan to attend Board meetings. Please contact ACERA at (510) 628-3000 to arrange for accommodation.

Note regarding public comments: Public comments are limited to four (4) minutes per person in total.

The order of agenda items is subject to change without notice. Board and Committee agendas and minutes, and all documents distributed to the Board or a Committee in connection with a public meeting (unless exempt from disclosure), are available online at www.acera.org.

INVESTMENT COMMITTEE/BOARD MEETING

NOTICE and AGENDA September 14, 2022

Call to Order: 9:30 a.m.

Roll Call

Public Input (The Chair allows public input on each agenda item at the time the item is discussed)

Action Items: Matters for discussion and possible motion by the Committee

1. Discussion of and Possible Motion to Recommend that the Board Approve an up to \$55 Million Investment in Audax Private Equity Fund VII, L.P. as part of ACERA's Private Equity Portfolio – Buyout³, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations

9:30 – 10:00

Megan Lundy, Audax Group
David Wong, Audax Group
Faraz Shooshani, Verus Advisory
John Ta, ACERA
Betty Tse, ACERA

2. Discussion of and Possible Motion to Authorize Staff to Issue a Request For Proposal (RFP) for a General Investment Consultant following the Proposed Search Timeline

10:00 – 10:30

Betty Tse, ACERA

Information Items: These items are not presented for Committee action but consist of status updates and cyclical reports

1. Review of the Emerging Investment Manager (EIM) Policy

Eileen Neill, Verus Advisory
Avery Robinson, Callan LLC
Thomas Taylor, ACERA
Betty Tse, ACERA

2. Report on the Meeting Date of the November 2022 Investment Committee Meeting

Agnes Ducanes, ACERA

Trustee Remarks

Future Discussion Items

Establishment of Next Meeting Date

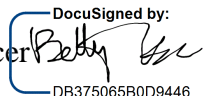
October 12, 2022 at 9:30 a.m.

³ Written materials and investment recommendations from the consultants, fund managers and ACERA Investment Staff relating to this alternative investment are exempt from public disclosure pursuant to CA Gov. Codes § 6254.26 and § 6255.



ALAMEDA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

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TO: Members of the Investment Committee
FROM: Betty Tse, Chief Investment Officer 
DATE: September 14, 2022
SUBJECT: Discussion of and Possible Motion to Authorize Staff to Issue a Request for Proposal (RFP) for a General Investment Consultant (GIC) following the Proposed Search Timeline

Recommendation:

Authorize Staff to Issue a Request for Proposal (RFP) for a General Investment Consultant (GIC).

Background/Discussion:

At its meeting on August 10, 2022 Staff informed the Committee that the initial 5-year term of the Verus Investment Consulting Services Agreement would end on May 31, 2023, and that Staff was contemplating a potential RFP. The goal of the RFP is to identify the best General Investment Consultant capable of serving the growing needs of ACERA's Total Fund.

Accordingly, please see attached for your review a proposed timeline (workplan) for the GIC search. Staff will be working with an independent consultant, Cortex Applied Research, Inc., for this search to ensure efficiency and transparency in the RFP process.

Conclusion:

The RFP Meeting Materials for the GIC will be prepared after the Committee/Board have authorized the named search.

Attachment:

#1. Proposed Timeline (Workplan) for the General Investment Consultant Search

Proposed General Investment Consultant Search Timeline (Workplan)

STEP	DESCRIPTION	Tentative Dates ¹
1	Kick-off Meeting: Conference call meeting to confirm the work plan, timelines, project lead and contact information, evaluation criteria, and draft Pensions & Investments (P&I) advertisement.	Week of September 19, 2022
2	RFP Meeting Materials ² Prepared: GIC Search Consultant will incorporate feedback from the kickoff meeting to finalize the RFP Meeting Materials (i.e. Timeline, Search Criteria, and Evaluation Matrix).	September 28, 2022
3	Distribute to Investment Committee: RFP Meeting Materials will be distributed to the Investment Committee/Board in preparation for the October 12 meeting.	October 5/6, 2022
4	Recommendation of RFP Meeting Materials: Investment Committee/Board to review and approve the RFP Meeting Materials and provide comments, as needed.	October 12, 2022
5	GIC Search Consultant will work with staff to prepare and complete a draft RFP, per RFP meeting materials approved by the Investment Committee/Board.	October 21, 2022
6	Submit Ad: GIC Search Consultant will submit advertisement to P&I.	November 3, 2022
7	Ad Posted: P&I will post the advertisement online and publish a hardcopy.	November 14, 2022
8	Issue RFP: Staff will post the finalized RFP on the ACERA website.	November 14, 2022
9	Deadline for Questions: Interested firms may submit any questions they have regarding the RFP to GIC Search Consultant.	November 21, 2022
10	Responses to Questions: GIC Search Consultant will assist in preparing responses to the questions received from firms. Responses will be posted on the ACERA website.	November 30, 2022
11	Intent to Bid (Optional): Interested firms will communicate their intent to bid.	December 5, 2022

¹ Subject to change. Quarterly oral updates will be provided by Staff to the Investment Committee.

² RFP Meeting Materials is a defined term that includes items such as the Proposed Minimum Qualifications, and Proposed Evaluation Matrix.

STEP	DESCRIPTION	Tentative Dates¹
12	Submission Deadline: i) GIC Search Consultant and ACERA will receive all proposals from firms ii) GIC Search Consultant will begin tabulating and summarizing the proposals.	December 19, 2022
13	Summary of Proposals: GIC Search Consultant will finalize and distribute the Summary of Proposals to staff.	January 3, 2023
14	Review Summary of Proposals: GIC Search Consultant will work with staff to review the Summary of Proposals and identify additional information needs.	January 3 to February 10, 2023
15	Tabulate responses to RFP Questionnaire, and prepare Summary Report. Follow up with bidding firms for further information or clarification as necessary.	February 14, 2023
16	Approval of Finalists: Staff will present the names of up to 3 firms to the Investment Committee and Board for approval.	March 8, 2023
17	Interviews and/or On-Site Due Diligence: On-site visits with Finalist firms.	March/April 2023
18	Staff report to Investment Committee/Board: Staff will report the results of the due diligence. The Investment Committee will interview up to 3 Finalist firms.	April 12, 2023
19	Finalist Selection: Board to approve successful firm.	April 20, 2023
20	Notify Firms of Board Decision: GIC Search Consultant will notify the bidding firms of the Board's decision.	April 21, 2023
21	Contract Negotiation: Staff will begin contract negotiations as soon as the Board approves a successful firm.	April 21, 2023



TO: Members of the Investment Committee
FROM: Thomas Taylor, Investment Officer *Thomas Taylor*
DATE: September 14, 2022
SUBJECT: Review of the Emerging Investment Manager (EIM) Policy

Recommendation

This is an information item for the purpose to further discussion regarding ACERA's EIM program. This is not an action item.

Background

The strategic objective of the EIM program is to add incremental value to the Total Fund through the hiring of talented emerging investment managers to manage a portion of ACERA's assets. From the initial policy adopted by the Board in March 2007 through September 2019, the EIM Policy focused only on the traditional asset classes (public equities and fixed income) with an emphasis on public equities (currently managed by Bivium). ACERA last amended the EIM Policy in September of 2019 to expand and include private equity, real assets, and the real estate asset classes. As part of this proposal, Staff and Verus now seek to add absolute return and private credit, which were newly created asset classes at that time. Additionally, the proposed amendments incorporates updated language and definitions to the EIM Policy.

Discussion

Staff and Verus believe it is prudent to expand the program to include all asset classes. The recommendation to amend the policy to expand the scope of the EIM program to include the absolute return and private credit asset classes, as well as, update certain ranges and definitions of the current policy. The proposed amendments can be summarized as follows:

- Staff and Verus expand on the language defining an EIM manager to include all managers with total assets less than \$5 billion in committed AUM, including co-investments, in any prior funds. For private real estate, to consider committed capital up to \$2 billion to qualify for the EIM program. (See Section IV. Definitions of Emerging Investment Managers, page 2.)
- Additionally, for private equity, private real assets, and private credit, expand the number of funds to include up to fund III in addition to funds II and I. For private real estate, there is no fund-offering limits. (See Section IV. Definitions of Emerging Investment Managers, page 2.)
- Staff and Verus recommends increasing the size or allocation of the Emerging Investment Manager program to "up to 10%" over the next 10 years from the current "up to 5%" of the Total Fund. This recommendation is based on an associated market value of assets of

current EIM managers that qualify as EIM managers since the program started in 2007. Currently, there is approximately 5.4% in the EIM program as reflected in Attachment #3. (See Section V. Emerging Investment Manager Program, B. Size, page 3.)

- Staff and Verus recommend incorporating an additional risk metric by limiting the committed amount to no more than 25% of a manager's total assets under management for traditional assets and no more than 15% of all private markets commingled fund's total commitments. (See Section VII, Standards for Emerging Investment Managers, page 4.)
- Staff and Verus recommended adding language regarding 'graduation' of private markets by defining new thresholds. (See Section XII Emerging Investment Manager Graduation, C. Private Placements, page 9.)
- The Section E., named "Fiduciary Counsel", has been removed. It is no longer a relevant named document per consultation with ACERA's Legal Department.

Conclusion

There is no change in the strategic goals and objectives of the EIM program. Institutional emerging investment managers are not limited to the traditional asset classes and exist in all asset classes of investments. Accordingly, Staff and Verus would like to update and reflect all asset classes in the ACERA EIM Policy. Investment managers selected for the EIM program will continue to be subject to all relevant ACERA investment policies, including but not limited to, the General Investment Guidelines Policies and Procedures.

Attachment

1. ACERA's Proposed Amended Emerging Investment Manager Program Policy (redline).
2. ACERA's Proposed Amended Emerging Investment Manager Program Policy (blackline).
3. List of investment funds and associated values in the EIM program.

**Alameda County Employees'
Retirement Association**

ACERA

EMERGING INVESTMENT MANAGER POLICY

Amended

~~September 11, 2019~~

September 14, 2022

ACERA EMERGING INVESTMENT MANAGER POLICY

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I. SCOPE

This Emerging Investment Manager Policy (“EIM Policy”) governs the Emerging Investment Manager Program (“EIM Program”) of Alameda County Employees’ Retirement Association (“ACERA”) and shall apply to any and all asset classes of ACERA’s Pension Fund (“Fund”) ~~other than private credit and absolute return~~. The EIM Policy is subject to all provisions of applicable law and the applicable limitations and requirements of ACERA’s General Investment Guidelines, Policies and Procedures. The ACERA Board (“Board”) reserves the right to amend, supplement, or rescind this EIM Policy at any time.

II. PURPOSE

The purpose of this EIM Policy is to establish a framework for the ongoing development and administration of ACERA’s EIM Program, consistent with the Board’s fiduciary responsibilities in investment of the Fund.

III. LEGAL AUTHORITY

This EIM Policy is established in accordance with Article XVI, Section 17 of the California Constitution and California Government Code sections 31594 and 31595, which establish the exclusive authority and fiduciary responsibility of the Board for the investment and administration of the Fund.

IV. DEFINITION OF EMERGING INVESTMENT MANAGERS

For the purpose of this EIM Policy, ACERA defines emerging investment managers (“EIMs”) in traditional asset classes (public equities, public fixed income) as investment managers who have total assets under management (“AUM”) of less than \$5.0 billion, and, in addition, may have more limited time in business and/or a more limited track record in the specific products under consideration than would ordinarily be required in ACERA’s standard institutional investment manager search process. Absolute return EIM funds, which are a marketable alternative asset class, are defined as investment managers that have total AUM of less than \$5 billion. Private markets EIM funds (private equity, private credit, and private real assets) are defined as first-, ~~or~~ second-, or third- time institutional funds raised by the GP firm ~~or~~ and with less than \$5 billion in firm AUM (defined as committed capital), including co-investments. Private real estate funds* are defined as firms that have historical capital committed less than \$2 billion in total, including co-investments. ~~with less than \$53 billion in firm AUM (defined as committed capital).~~ ~~For real estate, EIM funds are defined as first- or second time institutional funds or those with less than \$5.0 billion in firm AUM.~~

The AUM threshold will be applied to prior private equity, private credit and private real assets funds –including co-investments, and will not include the recommended current fund under consideration by ACERA. For private real estate, the historical

* Real Estate includes both equity and debt investments.

~~capital committed to previous funds threshold will not include the current fund under consideration if it is a closed-end vehicle. Additionally, private markets co-investments made to a fund's prior closes will be included as part of the threshold determination for the recommended current fund. Absolute return EIM funds are defined as investment managers that have total AUM of less than \$5 billion.~~

While total assets and length of track record are often more limited in the EIM universe, eligible EIM managers for the ACERA portfolio must have established institutional experience as demonstrated through the prior experience of the firm's key investment professionals and/or track record from a prior organization.

V. EMERGING INVESTMENT MANAGER PROGRAM

ACERA's EIM Program is an investment program, developed and managed in accordance with this EIM Policy. The EIM Program is designed to identify investment firms with the potential to add value to ACERA's portfolio and that may not be identified in ACERA's standard institutional investment manager search process. Based on market studies, ACERA believes that some smaller investment firms may be able to generate superior performance due to increased market flexibility associated with smaller asset bases.

A. Investment Vehicles

ACERA can utilize Individual Mandates (~~directly hired~~ directly hired EIMs) and/or Manager-of-Managers ("MOMs"), ~~and otherwise known as Fund-of-Funds ("FOFs") in absolute return and private markets~~ mandates for the EIM Program. Both investment vehicle types will be considered based on the suitability of the specific characteristics of ACERA's portfolio needs for both public and private markets mandates. MOMs/FOFs can be utilized to gain exposure to EIMs subject to diligence justifying their potential net-of-fee performance on par with direct, competitive alternatives and consideration of cost.

B. Size

During the initial stage of the EIM Program implementation at ACERA, 1.0% of the Total Fund was allocated to the EIM Program. This total allocation percentage will be measured on an annual basis by total EIM exposure and by asset class. 1.0% will be a minimum goal for Total Fund allocation with the intent that EIM allocation will grow incrementally over time. The targeted goal for future investments, which will be revisited periodically, is up to 105% of Total Fund allocation to be achieved within 10 years. As of June 30, 2022, the EIM exposure across the asset classes in which ACERA invests was 5.43% (on a NAV plus unfunded commitments basis for private markets and real estate exposures and market value basis for all public markets and Absolute Return assets). Allocation to EIM managers is a function of the identification of compelling opportunities across asset classes. The Board will periodically review the EIM Program size and will consider recommendations from

the Investment Committee with input from ACERA Staff (“Staff”) and ACERA’s investment consultants (“Consultants”) in conjunction with ongoing manager due diligence.

C. Asset Class Coverage

~~The following~~ All asset classes for which the ACERA Board has established an asset allocation policy target may be included in ACERA’s EIM Program in conjunction with ongoing due diligence: ~~public markets equities, public markets fixed income, absolute return, private equity, private credit, private real assets, and private real estate as defined in Section IV.~~ EIM managers and their respective asset class allocations will be determined on a case-by-case basis and are not pre-determined by the Board, but rather will be a function of highly competitive offerings in the market that coincide with ACERA’s search needs.

VI. STRATEGIC OBJECTIVE AND GOALS OF THE EMERGING INVESTMENT MANAGER PROGRAM

The strategic objective of the EIM Program is to add incremental value to the Total Fund through the hiring of the most talented EIMs to manage a portion of ACERA’s total assets, using the acceptable investment vehicles of directly hired/MOMs/FOFs.

The primary goals of the EIM Program are to 1) identify and gain early access to the most talented investment managers in their early business stages; 2) generate superior Fund performance through the EIM Program; 3) identify superior EIMs and/or investment opportunities that are equal to or superior to comparable available non-EIM investments; and 4) further diversify the Fund’s overall investment program, to enhance the risk-adjusted returns of the Fund. As part of the program, ACERA seeks to identify competitive EIM managers in California and Alameda County for inclusion in the portfolio,

ACERA may consider an EIM investment when the assigned Consultants and staff, after due diligence and investigation, have determined that:

- 1) The risk and return characteristics of the EIM investment are no less favorable than comparable non-EIM opportunities available;
- 2) The EIM investment is in compliance with this EIM Policy; and
- 3) Administrative time (associated with typically smaller size allocations) has been considered with EIM opportunity sizing aligned with ACERA resource constraints.

VII. STANDARDS FOR EMERGING INVESTMENT MANAGERS

All investment managers selected through the EIM Program shall comply with and be subject to any and all performance-related and other standards, requirements, and expectations set forth in ACERA’s General Investment Guidelines, Policies and Procedures and other asset class policies. ~~other than requirements regarding minimum size and length of track record criteria for inclusion in many of ACERA’s standard~~

~~institutional investment managers search processes.~~ In regards to EIM managers, specific consideration may be given to the following criteria: firm formation date, firm ownership structure, firm assets under management, strategy assets under management, proposed allocation as a percentage of firm and strategy concentration, team's investment experience together, prior verifiable track record, length of track record, management of similar client accounts, etc. It is ACERA's intent that an individual manager's EIM portfolio allocation comprises no more than 25% of ~~a-the~~ manager's total ~~assets under management~~ AUM for traditional assets and no more than 15% of the manager's total fund commitments for private markets (including private real estate). Any exception to this guideline will be made on a case-by-case basis, if warranted.

All investment managers selected through the EIM Program shall also comply with and be subject to any and all other ACERA Board policies, procedures and guidelines that pertain to investment managers, including without limitation, obligations regarding disclosure by investment managers of actual or potential conflicts of interest, as well as any and all other obligations imposed on ACERA's investment managers by State and Federal law.

VIII. ROLES AND RESPONSIBILITIES

The delineation of roles and responsibilities is important for effective administration of ACERA's EIM Program. The duties and responsibilities of the Board, Investment Committee, Staff, Consultants, ~~ACERA's fiduciary counsel ("Fiduciary Counsel")~~ and ~~directly hired~~ directly hired EIMs/MOMs/FOFs in relation to the EIM Program are stated below:

A. Board

The Board shall be responsible for approving the EIM Policy that governs the EIM Program and approving the implementation of the EIM Program at ACERA. The Board, with input from the Investment Committee, shall review this EIM Policy annually or as needed to determine whether modifications are necessary. The Board shall also be responsible for retention and termination of ~~directly hired~~ directly hired EIMs and/or MOMs/FOFs.

B. Investment Committee

The Investment Committee shall monitor compliance of ACERA's EIM Program with this EIM Policy. It shall evaluate proposals for EIM Policy modifications, as needed, and make recommendations for consideration by the Board. The Investment Committee shall review the EIM Policy annually or as needed and make recommendations to the Board with respect to retention and termination of ~~directly hired~~ directly hired EIMs and/or MOMs/FOFs.

C. Staff

Staff shall be responsible for oversight of the EIM Program. Staff's responsibilities shall include, but not be limited to the following:

1. Developing and maintaining specific procedures, subject to the Board's approval, to comply with the approved EIM Policy;
2. Developing and recommending changes to the EIM Policy;
3. Implementing the EIM Policy and managing the EIM Program;
4. Initiating searches for directly-hired EIMs and/or MOMs/FOFs and/or reviewing EIM candidates within other ACERA searches;
5. Monitoring ~~directly hired~~directly hired EIMs' and/or MOMs'/FOFs' compliance with a) the investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures;
6. Conducting comprehensive reviews of the EIM Program and/or the directly-hired EIMs and/or MOMs/FOFs;
7. Reporting to the Investment Committee any violations of the EIM Policy with explanations and recommendations;
8. Assisting ACERA's legal department in contract negotiations with ~~directly hired~~directly hired EIMs and/or MOMs/FOFs.
9. Evaluating EIM opportunities with Consultants' input and making recommendations to the Investment Committee; and
10. Evaluating and making recommendations for retention or termination of directly- hired EIMs and/or MOMs/FOFs.

D. Consultants

1. Investment Consultants (General and Specialty Asset Class Consultants)

General and Specialty Asset Class Investment Consultants hired by the Board are fiduciaries to ACERA and its Board. These Investment Consultants shall independently and continuously monitor and analyze the effectiveness of ACERA's EIM Program and make related recommendations to serve the best interests of the plan participants. Investment Consultants shall also assist Staff in crafting the EIM Policy and implementing the EIM Program. In addition, Investment Consultants shall be responsible for:

- a. Ongoing monitoring of the performance of ACERA's ~~directly hired~~directly hired EIMs and/or MOMs/FOFs;
- b. Monitoring ~~directly hired~~directly hired EIMs' and/or MOMs'/FOFs' compliance with a) their respective investment guidelines as set forth in their contract; b) this EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures;
- c. Assisting Staff in ~~directly hired~~directly hired EIM and/or MOM/FOF searches, including the due diligence of EIM candidates within other ACERA manager searches where appropriate, and contract negotiations;
- d. Submitting performance evaluation reports and conducting comprehensive reviews of the ~~directly hired~~directly hired EIMs and/or MOMs/FOFs quarterly to the Investment Committee in conjunction with the regular quarterly performance report and review;

- e. Making recommendations for retention or termination of ~~directly hired~~ directly hired EIMs and/or MOMs/FOFs;
- f. Attending meetings as needed; and
- g. Performing other duties in accordance with the terms of its contract and applicable State and Federal law.

2. Specialty Investment Consultant

Should the Board, with input from the Investment Committee, decide to hire a Specialty Investment Consultant specializing in EIM programs, this specialty Consultant will be subject to the same expectations and bear the same responsibilities as stated in Section VIII (D) (1) above.

~~E.~~ Fiduciary Counsel

~~Fiduciary Counsel hired by the Board through ACERA's Chief Counsel in accordance with ACERA's Fiduciary Counsel Retention Policy is a fiduciary to ACERA and its Board. Fiduciary Counsel shall provide legal, but not investment, advice to the Board, Investment Committee and Staff regarding all aspects of ACERA's EIM Policy, as requested. Fiduciary Counsel shall also provide legal, but not investment, advice on ACERA's EIM Program upon request.~~

~~F.~~ E. Emerging Investment Managers

EIMs are fiduciaries to ACERA and shall prudently manage ACERA's assets in the best interest of ACERA and its members. EIMs shall abide by all of ACERA's policies and procedures and comply fully with applicable law. EIMs shall be responsible for compliance with a) the specific investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures. EIMs shall be responsible for all aspects of portfolio management as set forth in their respective contracts with ACERA. EIMs shall also:

1. Communicate with Staff and/or MOMs/FOFs as needed regarding investment strategy and investment results;
2. Cooperate fully with Staff, Consultants, ACERA's custodian, and/or MOMs/FOFs concerning requests for information;
3. Submit reports to MOMs/FOFs, Staff, and Consultants in accordance with their contract terms; and
4. Attend meetings as needed.

~~G.~~ F. Manager-of-Managers/Fund-of-Funds

MOMs/FOFs are fiduciaries to ACERA and shall prudently manage ACERA's assets in the best interest of ACERA and its members. MOMs/FOFs shall abide by all of ACERA's policies and procedures, and fully comply with applicable law. MOMs/FOFs are responsible for compliance with a) the specific investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures. It is expected that MOMs/FOFs

shall also:

1. Maintain a comprehensive and current database of emerging investment managers and continuously conduct due diligence evaluation of prospective EIMs;
2. Construct a diversified portfolio of EIMs based on the objectives and benchmarks established by the MOM/[FOF](#);
3. Retain or terminate EIMs based on the evaluation criteria established by the MOM/[FOF](#);
4. Graduate EIMs based on the criteria established by Section XII (B) of this EIM Policy.
5. Monitor and report on the performance of each underlying EIM manager in the MOM/[FOF](#) portfolio and the MOM/[FOF](#) itself in accordance with the terms of its contract with ACERA; and
6. Attend meetings as needed.

These expectations are subject to the underlying strategy of the MOM/[FOF](#) and may not always be applicable. Any exceptions to these criteria will be fully vetted for appropriateness by Consultant and Staff.

IX. PERFORMANCE EVALUATION CRITERIA

The specific performance evaluation criteria for ~~directly hired~~directly hired EIMs, and/or MOMs/FOFs will be established in the investment agreements between ACERA and individual ~~directly hired~~directly hired EIMs and/or MOMs/FOFs.

The Board, Investment Committee, Staff, and Consultants will evaluate MOMs/FOFs based on the performance of the total MOM/FOF itself and not based on the performance of each underlying EIM manager in the MOM/FOF portfolio.

X. MONITORING AND REPORTING

Consultants and Staff will closely monitor and analyze the EIM Program to ensure compliance with the EIM Program's strategic objective and goals. In addition to compliance monitoring, ACERA's EIM managers will be asked to complete an annual questionnaire focused on ownership structure, firm and strategy AUM, and LP concentration. Consultants and Staff will measure EIM exposure in total and by asset class annually and provide a report to ACERA's Investment Committee.

~~Directly hired~~Directly hired EIMs and/or, MOMs/FOFs are required to submit all reports to Staff in accordance with their respective contracts and applicable requirements set forth in the Schedule V of ACERA General Investment Guidelines, Policies and Procedures.

Consultants are required to submit all reports to Staff in accordance with their contract terms.

Staff, in conjunction with Consultants will perform comprehensive evaluations of ACERA's EIM Program, the ~~directly hired~~directly hired EIMs and/or MOMs/FOFs annually, or as needed, and will report the findings to the Investment Committee.

XI. QUALIFICATIONS OF EMERGING INVESTMENT MANAGERS AND MANAGER-OF-MANAGERS

ACERA seeks to retain the most talented EIMs to manage ACERA's assets. The specific qualifications of ~~directly hired~~directly hired EIMs and/or, MOMs/FOFs, consistent with the Strategic Objective and Goals of the EIM Program, will be determined by the Board at the time of the search for ~~directly hired~~directly hired EIMs and/or MOMs/FOFs with input and recommendations from Staff and Consultants. In addition, EIMs, as defined by ACERA's EIM Policy, may be included in ongoing ACERA searches subject to the criteria for said searches.

Staff and Consultants will conduct a comprehensive due diligence review process for each ~~directly hired~~directly hired EIM and/or MOM/FOF. The specific search criteria and due diligence procedures for ~~directly hired~~directly hired EIMs and MOMs/FOF will be established by the Board, consistent with the Strategic Objective and Goals of the EIM Program and each applicable asset class, at the time of the search with input and recommendations from Staff and Consultants.

XII. EMERGING INVESTMENT MANAGER GRADUATION

A. ~~Directly Hired~~Directly Hired EIM Mandates (traditional assets and Absolute Return)

If a ~~directly hired~~directly hired, traditional-assets EIM's firm-wide total assets under management have exceeded \$10.0 billion dollars for four consecutive quarters, and, in addition, the ~~directly hired~~directly hired EIM has been in business and/or has a track record in the specific product under consideration for more than five years, a comprehensive evaluation of the EIM shall be conducted by Staff and Consultants. Based on the evaluation, Staff and Consultants shall determine if the ~~directly hired~~directly hired EIM should or should not be graduated from the EIM Program in accordance with ACERA's EIM Policy. The Investment Committee, with recommendations from Staff and Consultants, may recommend to the Board to graduate the EIM into a larger mandate—in conjunction with ACERA's search needs, terminate the ~~directly hired~~directly hired EIM, or continue to retain the ~~directly hired~~directly hired EIM in ACERA's EIM Program. Absolute Return assets will be evaluated similar to directly hired traditional-asset mandates mentioned above.

B. Manager-of-Managers (MOMs)/Fund-of-Funds Mandates

MOMs/FOFs shall determine whether or not an underlying EIM should be graduated in accordance with the MOMs/FOFs own graduation policy and ACERA's EIM Policy. A report on any underlying EIM graduation shall be provided to Staff and Consultants within three months after such graduation has occurred. If Staff and the Consultant decide to retain a graduated EIM based upon the recommendation of the MOM/FOF, the MOM/FOF will embark on a search to find a new EIM. Post an EIM graduation, ACERA will provide the MOM/FOF additional assets from rebalancing activities to fund the new EIM strategy. In addition, Staff and the Consultant will evaluate if the newly graduated manager's allocation should be increased at graduation. This is subject to the underlying strategy of the MOM/FOF and may not always be applicable. If not applicable, reasons for exceptions will be provided to Staff and Consultant as part of the EIM monitoring process.

C. Private Markets

Private Equity, Private Credit and Private Real Assets will be considered to have graduated and/or not be categorized as an ACERA EIM if the most recent fund to which ACERA made a commitment is the fourth time institutional fund raised by the GP firm. Additionally, a firm will be considered to have graduated once their historical capital committed, including co-investments, exceeds \$5 billion or the firm's AUM exceeds \$10 billion. Upon exceeding this threshold, existing EIM Private Equity, Private Credit and Private Real Assets funds will be removed from the list of EIM managers. For Private Real Estate, a firm will be considered to have graduated once their historical capital committed, including co-investments, exceeds \$5 billion or the firm's AUM exceeds \$10 billion. Upon exceeding this threshold, existing EIM private real estate funds will be removed from the list of EIM managers.

XIII. EFFECTIVE DATE

This Policy became effective upon its initial adoption by the Board on March 15, 2007. Any amended Policy shall become effective upon its adoption by the Board.

XIV. TABLE OF AMENDMENT DATES

March 15, 2007

November 19, 2009

December 16, 2010

January 17, 2013

September 11, 2019

[September 14, 2022](#)

**Alameda County Employees'
Retirement Association**

ACERA

EMERGING INVESTMENT MANAGER POLICY

Amended
September 14, 2022

ACERA EMERGING INVESTMENT MANAGER POLICY

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I. SCOPE

This Emerging Investment Manager Policy (“EIM Policy”) governs the Emerging Investment Manager Program (“EIM Program”) of Alameda County Employees’ Retirement Association (“ACERA”) and shall apply to any and all asset classes of ACERA’s Pension Fund (“Fund”). The EIM Policy is subject to all provisions of applicable law and the applicable limitations and requirements of ACERA’s General Investment Guidelines, Policies and Procedures. The ACERA Board (“Board”) reserves the right to amend, supplement, or rescind this EIM Policy at any time.

II. PURPOSE

The purpose of this EIM Policy is to establish a framework for the ongoing development and administration of ACERA’s EIM Program, consistent with the Board’s fiduciary responsibilities in investment of the Fund.

III. LEGAL AUTHORITY

This EIM Policy is established in accordance with Article XVI, Section 17 of the California Constitution and California Government Code sections 31594 and 31595, which establish the exclusive authority and fiduciary responsibility of the Board for the investment and administration of the Fund.

IV. DEFINITION OF EMERGING INVESTMENT MANAGERS

For the purpose of this EIM Policy, ACERA defines emerging investment managers (“EIMs”) in traditional asset classes (public equities, public fixed income) as investment managers who have total assets under management (“AUM”) of less than \$5.0 billion, and, in addition, may have more limited time in business and/or a more limited track record in the specific products under consideration than would ordinarily be required in ACERA’s standard institutional investment manager search process. Absolute return EIM funds, which are a marketable alternative asset class, are defined as investment managers that have total AUM of less than \$5 billion. Private markets EIM funds (private equity, private credit, and private real assets) are defined as first-, second-, or third time institutional funds raised by the GP firm and with less than \$5 billion in firm AUM (defined as committed capital), including co-investments. Private real estate funds* are defined as firms that have historical capital committed less than \$2 billion in total, including co-investments.

The AUM threshold will be applied to prior private equity, private credit and private real assets funds –including co-investments, and will not include the recommended current fund under consideration by ACERA. For private real estate, the historical capital committed to previous funds will not include the current fund under consideration if it is a closed-end vehicle.

While total assets and length of track record are often more limited in the EIM universe,

* Real Estate includes both equity and debt investments.

eligible EIM managers for the ACERA portfolio must have established institutional experience as demonstrated through the prior experience of the firm's key investment professionals and/or track record from a prior organization.

V. EMERGING INVESTMENT MANAGER PROGRAM

ACERA's EIM Program is an investment program, developed and managed in accordance with this EIM Policy. The EIM Program is designed to identify investment firms with the potential to add value to ACERA's portfolio and that may not be identified in ACERA's standard institutional investment manager search process. Based on market studies, ACERA believes that some smaller investment firms may be able to generate superior performance due to increased market flexibility associated with smaller asset bases.

A. Investment Vehicles

ACERA can utilize Individual Mandates (directly hired EIMs) and/or Manager-of-Managers ("MOMs"), and Fund-of-Funds ("FOFs") in absolute return and private markets mandates for the EIM Program. Both investment vehicle types will be considered based on the suitability of the specific characteristics of ACERA's portfolio needs for both public and private markets mandates. MOMs/FOFs can be utilized to gain exposure to EIMs subject to diligence justifying their potential net-of-fee performance on par with direct, competitive alternatives and consideration of cost.

B. Size

During the initial stage of the EIM Program implementation at ACERA, 1.0% of the Total Fund was allocated to the EIM Program. This total allocation percentage will be measured on an annual basis by total EIM exposure and by asset class. 1.0% will be a minimum goal for Total Fund allocation with the intent that EIM allocation will grow incrementally over time. The targeted goal for future investments, which will be revisited periodically, is up to 10% of Total Fund allocation to be achieved within 10 years. As of June 30, 2022, the EIM exposure across the asset classes in which ACERA invests was 5.4% (on a NAV plus unfunded commitments basis for private markets and real estate exposures and market value basis for all public markets and Absolute Return assets). Allocation to EIM managers is a function of the identification of compelling opportunities across asset classes. The Board will periodically review the EIM Program size and will consider recommendations from the Investment Committee with input from ACERA Staff ("Staff") and ACERA's investment consultants ("Consultants") in conjunction with ongoing manager due diligence.

C. Asset Class Coverage

All asset classes for which the ACERA Board has established an asset allocation policy target may be included in ACERA's EIM Program in conjunction with ongoing due diligence. EIM managers and their respective asset class allocations

will be determined on a case-by-case basis and are not pre-determined by the Board, but rather will be a function of highly competitive offerings in the market that coincide with ACERA's search needs.

VI. STRATEGIC OBJECTIVE AND GOALS OF THE EMERGING INVESTMENT MANAGER PROGRAM

The strategic objective of the EIM Program is to add incremental value to the Total Fund through the hiring of the most talented EIMs to manage a portion of ACERA's total assets, using the acceptable investment vehicles of directly hired/MOMs/FOFs. The primary goals of the EIM Program are to 1) identify and gain early access to the most talented investment managers in their early business stages; 2) generate superior Fund performance through the EIM Program; 3) identify superior EIMs and/or investment opportunities that are equal to or superior to comparable available non-EIM investments; and 4) further diversify the Fund's overall investment program, to enhance the risk-adjusted returns of the Fund. As part of the program, ACERA seeks to identify competitive EIM managers in California and Alameda County for inclusion in the portfolio,

ACERA may consider an EIM investment when the assigned Consultants and staff, after due diligence and investigation, have determined that:

- 1) The risk and return characteristics of the EIM investment are no less favorable than comparable non-EIM opportunities available;
- 2) The EIM investment is in compliance with this EIM Policy; and
- 3) Administrative time (associated with typically smaller size allocations) has been considered with EIM opportunity sizing aligned with ACERA resource constraints.

VII. STANDARDS FOR EMERGING INVESTMENT MANAGERS

All investment managers selected through the EIM Program shall comply with and be subject to any and all performance-related and other standards, requirements, and expectations set forth in ACERA's General Investment Guidelines, Policies and Procedures and other asset class policies. In regards to EIM managers, specific consideration may be given to the following criteria: firm formation date, firm ownership structure, firm assets under management, strategy assets under management, proposed allocation as a percentage of firm and strategy concentration, team's investment experience together, prior verifiable track record, length of track record, management of similar client accounts, etc. It is ACERA's intent that an individual manager's EIM portfolio allocation comprises no more than 25% of the manager's total AUM for traditional assets and no more than 15% of the manager's total fund commitments for private markets, including private real estate. Any exception to this guideline will be made on a case-by-case basis, if warranted.

All investment managers selected through the EIM Program shall also comply with and be subject to any and all other ACERA Board policies, procedures and guidelines that pertain to investment managers, including without limitation, obligations regarding

disclosure by investment managers of actual or potential conflicts of interest, as well as any and all other obligations imposed on ACERA's investment managers by State and Federal law.

VIII. ROLES AND RESPONSIBILITIES

The delineation of roles and responsibilities is important for effective administration of ACERA's EIM Program. The duties and responsibilities of the Board, Investment Committee, Staff, Consultants, and directly hired EIMs/MOMs/FOFs in relation to the EIM Program are stated below:

A. Board

The Board shall be responsible for approving the EIM Policy that governs the EIM Program and approving the implementation of the EIM Program at ACERA. The Board, with input from the Investment Committee, shall review this EIM Policy annually or as needed to determine whether modifications are necessary. The Board shall also be responsible for retention and termination of directly hired EIMs and/or MOMs/FOFs.

B. Investment Committee

The Investment Committee shall monitor compliance of ACERA's EIM Program with this EIM Policy. It shall evaluate proposals for EIM Policy modifications, as needed, and make recommendations for consideration by the Board. The Investment Committee shall review the EIM Policy annually or as needed and make recommendations to the Board with respect to retention and termination of directly hired EIMs and/or MOMs/FOFs.

C. Staff

Staff shall be responsible for oversight of the EIM Program. Staff's responsibilities shall include, but not be limited to the following:

1. Developing and maintaining specific procedures, subject to the Board's approval, to comply with the approved EIM Policy;
2. Developing and recommending changes to the EIM Policy;
3. Implementing the EIM Policy and managing the EIM Program;
4. Initiating searches for directly-hired EIMs and/or MOMs/FOFs and/or reviewing EIM candidates within other ACERA searches;
5. Monitoring directly hired EIMs' and/or MOMs'/FOFs' compliance with a) the investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures;
6. Conducting comprehensive reviews of the EIM Program and/or the directly-hired EIMs and/or MOMs/FOFs;
7. Reporting to the Investment Committee any violations of the EIM Policy with explanations and recommendations;

8. Assisting ACERA's legal department in contract negotiations with directly hired EIMs and/or MOMs/FOFs.
9. Evaluating EIM opportunities with Consultants' input and making recommendations to the Investment Committee; and
10. Evaluating and making recommendations for retention or termination of directly- hired EIMs and/or MOMs/FOFs.

D. Consultants

1. Investment Consultants (General and Specialty Asset Class Consultants)

General and Specialty Asset Class Investment Consultants hired by the Board are fiduciaries to ACERA and its Board. These Investment Consultants shall independently and continuously monitor and analyze the effectiveness of ACERA's EIM Program and make related recommendations to serve the best interests of the plan participants. Investment Consultants shall also assist Staff in crafting the EIM Policy and implementing the EIM Program. In addition, Investment Consultants shall be responsible for:

- a. Ongoing monitoring of the performance of ACERA's directly hired EIMs and/or MOMs/FOFs;
- b. Monitoring directly hired EIMs' and/or MOMs'/FOFs' compliance with a) their respective investment guidelines as set forth in their contract; b) this EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures;
- c. Assisting Staff in directly hired EIM and/or MOM/FOF searches, including the due diligence of EIM candidates within other ACERA manager searches where appropriate, and contract negotiations;
- d. Submitting performance evaluation reports and conducting comprehensive reviews of the directly hired EIMs and/or MOMs/FOFs quarterly to the Investment Committee in conjunction with the regular quarterly performance report and review;
- e. Making recommendations for retention or termination of directly hired EIMs and/or MOMs/FOFs;
- f. Attending meetings as needed; and
- g. Performing other duties in accordance with the terms of its contract and applicable State and Federal law.

2. Specialty Investment Consultant

Should the Board, with input from the Investment Committee, decide to hire a Specialty Investment Consultant specializing in EIM programs, this specialty Consultant will be subject to the same expectations and bear the same responsibilities as stated in Section VIII (D) (1) above.

E. Emerging Investment Managers

EIMs are fiduciaries to ACERA and shall prudently manage ACERA's assets in the best

interest of ACERA and its members. EIMs shall abide by all of ACERA's policies and procedures and comply fully with applicable law. EIMs shall be responsible for compliance with a) the specific investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures. EIMs shall be responsible for all aspects of portfolio management as set forth in their respective contracts with ACERA. EIMs shall also:

1. Communicate with Staff and/or MOMs/FOFs as needed regarding investment strategy and investment results;
2. Cooperate fully with Staff, Consultants, ACERA's custodian, and/or MOMs/FOFs concerning requests for information;
3. Submit reports to MOMs/FOFs, Staff, and Consultants in accordance with their contract terms; and
4. Attend meetings as needed.

F. Manager-of-Managers/Fund-of-Funds

MOMs/FOFs are fiduciaries to ACERA and shall prudently manage ACERA's assets in the best interest of ACERA and its members. MOMs/FOFs shall abide by all of ACERA's policies and procedures, and fully comply with applicable law. MOMs/FOFs are responsible for compliance with a) the specific investment guidelines as set forth in their respective contracts; b) the EIM Policy; and c) applicable requirements of ACERA's General Investment Guidelines, Policies and Procedures. It is expected that MOMs/FOFs shall also:

1. Maintain a comprehensive and current database of emerging investment managers and continuously conduct due diligence evaluation of prospective EIMs;
2. Construct a diversified portfolio of EIMs based on the objectives and benchmarks established by the MOM/FOF;
3. Retain or terminate EIMs based on the evaluation criteria established by the MOM/FOF;
4. Graduate EIMs based on the criteria established by Section XII (B) of this EIM Policy.
5. Monitor and report on the performance of each underlying EIM manager in the MOM/FOF portfolio and the MOM/FOF itself in accordance with the terms of its contract with ACERA; and
6. Attend meetings as needed.

These expectations are subject to the underlying strategy of the MOM/FOF and may not always be applicable. Any exceptions to these criteria will be fully vetted for appropriateness by Consultant and Staff.

IX. PERFORMANCE EVALUATION CRITERIA

The specific performance evaluation criteria for directly hired EIMs, and/or MOMs/FOFs will be established in the investment agreements between ACERA and individual directly hired EIMs and/or MOMs/FOFs.

The Board, Investment Committee, Staff, and Consultants will evaluate MOMs/FOFs based on the performance of the total MOM/FOF itself and not based on the performance of each underlying EIM manager in the MOM/FOF portfolio.

X. MONITORING AND REPORTING

Consultants and Staff will closely monitor and analyze the EIM Program to ensure compliance with the EIM Program's strategic objective and goals. In addition to compliance monitoring, ACERA's EIM managers will be asked to complete an annual questionnaire focused on ownership structure, firm and strategy AUM, and LP concentration. Consultants and Staff will measure EIM exposure in total and by asset class annually and provide a report to ACERA's Investment Committee.

Directly hired EIMs and/or, MOMs/FOFs are required to submit all reports to Staff in accordance with their respective contracts and applicable requirements set forth in the Schedule V of ACERA General Investment Guidelines, Policies and Procedures.

Consultants are required to submit all reports to Staff in accordance with their contract terms.

Staff, in conjunction with Consultants will perform comprehensive evaluations of ACERA's EIM Program, the directly hired EIMs and/or MOMs/FOFs annually, or as needed, and will report the findings to the Investment Committee.

XI. QUALIFICATIONS OF EMERGING INVESTMENT MANAGERS AND MANAGER-OF-MANAGERS

ACERA seeks to retain the most talented EIMs to manage ACERA's assets. The specific qualifications of directly hired EIMs and/or, MOMs/FOFs, consistent with the Strategic Objective and Goals of the EIM Program, will be determined by the Board at the time of the search for directly hired EIMs and/or MOMs/FOFs with input and recommendations from Staff and Consultants. In addition, EIMs, as defined by ACERA's EIM Policy, may be included in ongoing ACERA searches subject to the criteria for said searches.

Staff and Consultants will conduct a comprehensive due diligence review process for each directly hired EIM and/or MOM/FOF. The specific search criteria and due diligence procedures for directly hired EIMs and MOMs/FOF will be established by the Board, consistent with the Strategic Objective and Goals of the EIM Program and each applicable asset class, at the time of the search with input and recommendations from Staff and Consultants.

XII. EMERGING INVESTMENT MANAGER GRADUATION

A. Directly Hired EIM Mandates (traditional assets and Absolute Return)

If a directly hired, traditional-assets EIM's firm-wide total assets under management have exceeded \$10.0 billion dollars for four consecutive quarters, and, in addition, the directly hired EIM has been in business and/or has a track record in the specific product under consideration for more than five years, a comprehensive evaluation of the EIM shall be conducted by Staff and Consultants. Based on the evaluation, Staff and Consultants shall determine if the directly hired EIM should or should not be graduated from the EIM Program in accordance with ACERA's EIM Policy. The Investment Committee, with recommendations from Staff and Consultants, may recommend to the Board to graduate the EIM into a larger mandate in conjunction with ACERA's search needs, terminate the directly hired EIM, or continue to retain the directly hired EIM in ACERA's EIM Program. Absolute Return assets will be evaluated similar to directly hired traditional-assets mandates mentioned above.

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November 19, 2009

December 16, 2010

January 17, 2013

September 11, 2019

September 14, 2022

List of investment funds and associated values in the EIM program

All Private Markets EIM (as of 12/31/2021 and 6/30/2022 (Real Estate, only))					
Fund Names	VY / Recommendation Date	NAV (C)	Unfunded Commitments (D)	C + D	%
PRIVATE EQUITY		152,441,566	80,163,176	232,604,742	15.13%
Altas Partners Holdings II, L.P.	recommended on 6/12/2019	26,050,228	9,163,706	35,213,934	
Angeles Equity Partners I, L.P.	VY 2016	12,302,256	19,443,084	31,745,340	
Avista Capital Partners II, L.P.	VY 2010	2,442,798	3,911,128	6,353,926	
Bernhard Capital Partners Fund II, LP	VY 2018	20,472,103	26,944,961	47,417,064	
Centerbridge Special Credit Partners, L.P.	VY 2009	522,056	257,353	779,409	
Insight Equity II, L.P.	VY 2009	6,082,323	537,179	6,619,502	
Insight Equity Mezzanine, L.P.	VY 2009	999,609	274,199	1,273,808	
Khosla Ventures III, L.P.	VY 2009	7,042,996	72,000	7,114,996	
Khosla Ventures Seed, L.P.	VY 2009	4,979,031	0	4,979,031	
Peak Rock Capital Fund II LP	VY 2017	16,928,969	9,874,547	26,803,516	
Sycamore Partners II, L.P.	VY 2014	22,920,746	6,707,352	29,628,098	
Sycamore Partners, L.P. (Combined)	VY 2011	31,181,234	2,977,667	34,158,901	
Third Rock Ventures II, L.P.	VY 2010	517,217	0	517,217	
REAL ASSETS		88,908,571	44,975,458.00	133,884,029	16.81%
ISQ Global Infrastructure Fund II, L.P.	VY 2017	10,823,531	37,827,432	48,650,963	
Sheridan Production Partners II-B, L.P.	VY 2010	0	0	0	
Taurus Mining Finance Fund No.2	recommended on 2/13/2019	24,885,609	5,620,016	30,505,625	
Tiger Infrastructure Partners Fund III, L.P.	recommended on 12/8/2021	30,000,000	0	30,000,000	
Vision Ridge Sustainable Asset Fund III, L.P.	recommended on 3/10/2021	23,199,431	1,528,010	24,727,441	
REAL ESTATE ASSETS		37,657,504	40,623,166	78,280,670	
Artemis Healthcare Fund I		14,918,525	3,663,189	18,581,714	
Artemis Healthcare Fund II		2,901,050	21,884,304	24,785,354	
Artemis Income and Growth Fund		19,837,929	15,075,673	34,913,602	
				444,769,441	19.06%
Prior to October 2019		188,150,706	123,610,624	311,761,330	13.36%
After October 2019		53,199,431	1,528,010	54,727,441	2.35%
			Bivium (Public Equity)	130,770,533	
			Total EIM Exposure	575,539,974	
			July ACERA Total Fund Market Value per Monthly Snapshot from ACERA	10,669,400,470	
			%EIM Exposure	5.4%	



ALAMEDA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

475 14th street, Suite 1000, Oakland, CA 94612 800/838-1932 510/628-3000 fax: 510/268-9574 www.acera.org

TO: Members of the Investment Committee
FROM: Agnes Ducanes *Aducanes*
DATE: September 14, 2022
SUBJECT: Report on the Meeting Date of the November 2022 Investment Committee Meeting

ACERA's monthly Investment Committee Meeting (ICM) is regularly scheduled on the second Wednesday of each month. However, the second Wednesday in November (November 9, 2022) coincides with the SACRS Fall Conference. Staff proposes two possible dates to schedule the meeting; November 2, 2022 (first Wednesday) or November 16, 2022 (second Wednesday) at 9:30 a.m.

Please let Staff know the date that will work for the Committee.

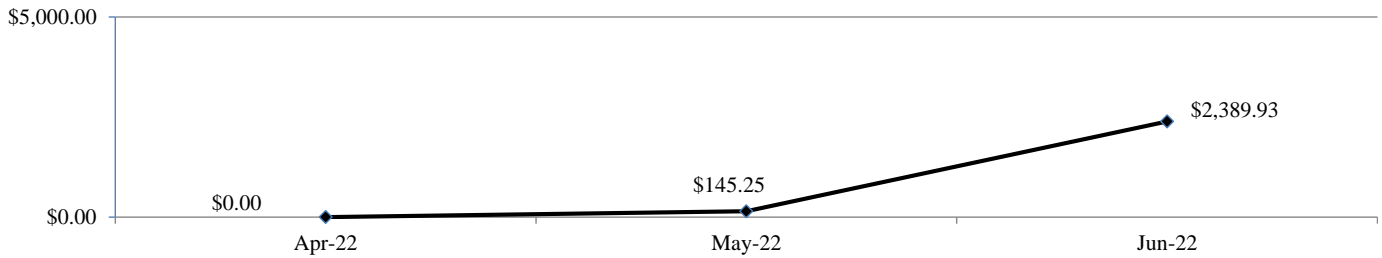


Alameda County Employees' Retirement Association Second Quarter 2022 Directed Brokerage Report

Quarterly Commentary

In 2Q22, the total recaptured dollar amount for ACERA's Directed Brokerage (DB) Program was \$2,535.18. Since inception¹, ACERA has recaptured \$2,097,585.02. For the quarter, Kennedy Capital directed the highest percentage (24.53%) of trading volume and Kennedy also generated the largest recaptured directed commission dollar amount (\$7,141.30). Knight Securities received 64.1% of ACERA's directed trades among the network of correspondent brokers. On average the program continues to operate in compliance with ACERA's DB Policy; however, participating active management now make up less than 20% and 25% of domestic equity and international equity asset classes, respectively.

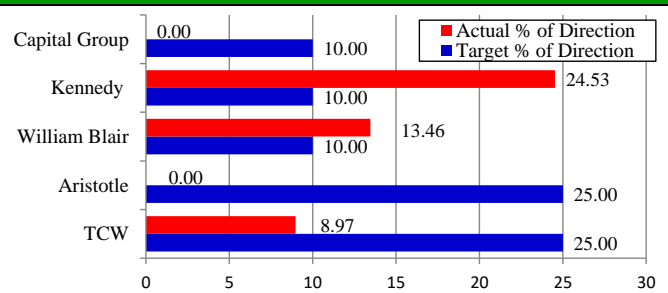
Monthly Recaptured



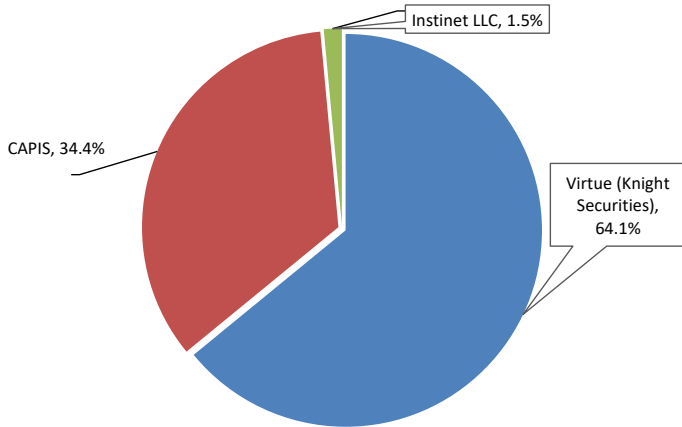
Directed Commission \$²

Manager	2Q2022	YTD
Capital Group	0.00	0.00
Kennedy	7,141.30	7,141.30
William Blair	3,839.39	4,683.90
Aristotle Capital	0.00	0.00
TCW	164.48	667.54
Total	\$11,145.17	\$12,492.74

Directed %³



Directed % to Correspondent Brokers⁴



- | | |
|--|---|
| <ul style="list-style-type: none"> Andes Capital Group B. Riley & Co. Barclays (US Algo/DMA) BIDS Trading Bley Investment Group Cabrera Capital Markets CAPIS CAPIS Step Out CF Global Trading Cowen Securities (U.S.) Drexel Hamilton HSBC James Capel ICAP (U.S.) Imperial Capital | <ul style="list-style-type: none"> Instinet LLC ITG, Inc. LAM Securities Liquidnet Merrill Lynch (U.S.) Mischler Financial Group North South Capital O'Neil Securities Penserra Securities, LLC Pershing, LLC Piper Sandler Societe Generale State Street Global Markets (Europe) Virtu America LLC |
|--|---|

Brokers are selected at the discretion of the Investment Managers, pursuant to Best Execution and ACERA's DB Policy.

1. ACERA's DB Program began in September 2006. Mondrian, Bivium do not participate in Commission Recapture; Blackrock, Newton, and Templeton are comingled accounts and do not participate.

2. Data provided by CAPIS. Directed Commission \$ - Dollar amount of commissions from directed trades - this amount is split among ACERA (22.75% for 2Q2022), CAPIS, & the Correspondent Brokers.

3. Data provided by Zeno Consulting Group (Zeno). Directed % - Calculated by dividing Manager's directed trading volume by its total trading volume and compared to its assigned target. Target percentages are ranges (e.g. up to 25% for TCW).

4. Data provided by CAPIS.



**INVESTMENT MANAGER,
CONSULTANT, AND CUSTODIAN FEES**
For Quarter Ending June 30, 2022

**INVESTMENT NET ASSET VALUE AND INVESTMENT MANAGER FEES
FOR THE QUARTER ENDED JUNE 30, 2022**

For the Quarter Ended June 30, 2022	NAV ² (\$) As of 3/31/22	Q1 - Total Fees (\$)	bps of NAV	NAV ² (\$) As of 6/30/22	Q2 - Total Fees (\$)	bps of NAV
Name of Fund						
Domestic Equity¹						
Aristotle Capital	159,869,681	156,580	9.79	140,312,108	148,258	10.57
BlackRock R1000 Index Fund	2,433,029,727	50,588	0.21	2,027,496,480	46,475	0.23
Kennedy Capital	165,076,147	328,830	19.92	139,448,096	305,975	21.94
Trust Co. of the West	148,622,980	159,805	10.75	114,174,734	142,133	12.45
William Blair Small Cap Growth	142,621,924	274,032	19.21	113,841,863	246,792	21.68
Total Domestic Equity	3,049,220,459	969,834	3.18	2,535,273,281	889,634	3.51
International Equity¹						
BlackRock MSCI World ex-US	758,164,594	46,589	0.61	648,547,866	43,064	0.66
Bivium International Equity	145,734,858	295,577	20.28	125,376,650	272,641	21.75
Capital Group	642,532,107	308,927	4.81	540,783,945	176,436	3.26
Franklin Templeton Inv.	274,127,530	428,468	15.63	239,057,307	401,623	16.80
Mondrian	724,928,077	632,736	8.73	653,520,865	604,279	9.25
Newton Emerging Market Equity Fund	258,860,833	323,576	12.50	232,705,104	323,576	13.90
Total International Equity	2,804,347,999	2,035,874	7.26	2,439,991,737	1,821,619	7.47
Fixed Income¹						
Baird Advisors	1,270,051,324	213,811	1.68	1,208,410,255	205,703	1.70
Loomis Sayles	410,531,459	328,864	8.01	332,135,533	296,324	8.92
Brandywine Global FI	210,427,817	156,490	7.44	181,514,668	145,339	8.01
Total Fixed Income	1,891,010,600	699,165	3.70	1,722,060,456	647,366	3.76
Real Estate^{4, 5, 6}						
Total Real Estate	773,256,430	2,000,175	25.87	837,925,282	2,088,272	24.92
Private Equity^{4, 5, 6}						
Total Private Equity	963,100,264	3,127,564	32.47	937,157,341	2,538,255	27.08
Absolute Return^{4, 5, 6}						
Total Absolute Return	782,519,904	1,596,382	20.40	768,476,172	1,380,025	17.96
Real Assets^{4, 5, 6}						
Total Real Assets	771,952,229	913,271	11.83	794,565,474	2,163,286	27.23
Private Credit^{4, 5, 6}						
Total Private Credit	209,007,186	550,737	26.35	214,960,434	595,590	27.71
Cash*	137,398,599			77,587,787		
TOTAL⁷	11,381,813,670	11,923,003	10.48	10,327,997,964	12,154,047	11.77

Notes:

*Cash total includes the Parametric Cash Overlay NAV

1. Domestic, International Equity, and Fixed Income managers' fees are based on staff validated manager invoices.

2. NAVs may use estimates at the time of this report's production.

3. Some accounts contain submanaged funds; the fees shown include all assets in the account.

4. Sometimes fees may be estimates. According to the Limited Partnership Agreements, management fees are based on committed amounts and/or assets under management.

5. Detailed records regarding these investments of public pension funds are exempt from disclosure under California Government Code Section 6254.26

6. As of 1Q 2021, the management fee totals no longer includes estimates for other expenses and carried interest allocations. This additional information will be reported in the annual 7514.7 Alternative Investment Vehicles Information Report presented each December.

7. Previous quarter's amounts may change as estimates are trueed up to actual amounts. Each true up is made using the most recent information.

**CONSULTANT/CUSTODIAN FEES
FOR THE QUARTER ENDED JUNE 30, 2022**

	Q1 - Fees (\$)	Q2 - Fees (\$)
Consultant		
Doug McCalla	12,433	13,725
Callan Associates	56,250	56,250
Verus Advisory, Inc.	185,000	193,750
Institutional Shareholders Services	13,575	13,575
Zeno Consulting Group	11,813	11,813
Sub-total Consultant	279,070	289,113
Custodian		
State Street Bank	136,388	136,388
TOTAL OF CONSULTANT / CUSTODIAN FEES ¹	415,458	425,501

Notes:

1. Previous quarter's amounts may change as estimates are trued up to actual amounts. Each true up is made using the most recent information.



ALAMEDA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

475 14th Street, Suite 1000, Oakland, CA 94612 800/838-1932 510/628-3000 fax: 510/268-9574 www.acera.org

TO: Members of the Investment Committee
FROM: Agnes Ducanes – Administrative Specialist II *Aducanes*
DATE: September 14, 2022
SUBJECT: Quarterly report on ACERA's Investment Products and Services
 Introductions (IPSI) Program

In the second quarter of 2022, Staff received 18 investment products and services inquiries from prospective providers. We met with 5 managers who presented through the IPSI process.

The purpose of IPSI is to provide prospective vendors an opportunity to gain a better understanding of ACERA's investment objectives and for Staff to learn about the vendors' investment products/services through face-to-face meetings, teleconferences, or video conferences. Staff has designated the morning of the second Wednesday of every month as ACERA's IPSI day. Each introductory session is approximately 45 minutes.

Below please find a chart depicting the types of IPSI sessions that were held in the second quarter of 2022.

ASSET CLASS	Q1 '22	Q2 '22	Q3 '22	Q4'22	TOTAL
U.S. Equities	0	0	0	0	0
Int'l Equities	0	0	0	0	0
Fixed Income	0	0	0	0	0
Real Estate	0	0	0	0	0
Private Equities	0	0	0	0	0
Absolute Return	1	0	0	0	1
Real Assets	1	2	0	0	3
Private Credit	2	3	0	0	5
Other Services	0	0	0	0	0
TOTAL:	4	5	0	0	9



ALAMEDA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

475-14th Street, Suite 1000, Oakland, CA 94612 800/838-1932 510/628-3000 fax: 510/268-9574 www.acera.org

TO: Members of the Investment Committee
FROM: Thomas Taylor, Investment Officer *Thomas Taylor*
DATE: September 14, 2022
SUBJECT: Summary of Rebalancing and Cash Activities Completed in 2Q2022

Recommendation:

Not Applicable – This is an informational report.

Background/Discussion:

1. For the 2Q2022, there was no action required to rebalance the Total Fund for the quarter ending June 30, 2022. In accordance with ACERA's General Investment Guidelines, Policies and Procedures, Section V: Asset Allocation and Rebalancing, Schedule IA: Asset Allocation Targets and Schedule IC: Asset Allocation Portfolio Rebalancing, no rebalancing signal was received during the period.
2. Regarding significant cash-flows for 2Q2022, Staff implemented the following changes to manage excess cash, make the supplemental month-end retiree benefits and administrative payroll, and to meet the capital calls and provide operating funds:
 - a. **Month-end payroll and Total Fund Withdrawals:** Staff withdrew a net \$60.5 million (M) from the Total Fund to supplement for month-end payroll for the three-months ending June 30, 2022. Staff wired out \$25.0M in April, \$35.5M in May, and \$27.0M in March to ACERA'S Wells Fargo Bank account. Fiscal Services wired in \$27.0M back to State Street Bank (#HI1A) from Wells Fargo Bank as subsequent employer contributions (\$13M in April, \$13M in May, and \$1M in June). The reason for noting the incoming wires is not all employer contributions are received before the month-end and administrative payroll for that month. Year-to-date (2022) withdrawals total a net \$125.0M.
 - b. **Capital Calls, Distributions:** In general, ACERA made wire-payments of \$151.8M in aggregate to meet capital calls and fund investments for ACERA's privately placed investments. Distributions, which include cash and in-kind distributions and return of principal (mainly real estate distributions), totaled \$69.0M for the second quarter. This dollar amount does not include the \$50.0M raised from Loomis Sayles or the other incidental income from other programs¹.

¹ Securities Lending Income (\$202.0K), Securities Litigation Income (\$7,609.42) and Commission Recapture Income (\$2,535.18) totaled \$212.2K. (Dividend and interest income from the traditional managed accounts are reinvested and calculated separately, i.e., as part of the manager returns.)



- c. **Other Activity:** To meet the cash flow needs noted above (a. and b.) Staff raised \$50M from the Loomis Sayles & Co. on 5/20/2022. The Fixed Income asset class was the most overweight of the traditional asset classes in May. Staff, following standard procedures, withdrew funds from the most overweight fixed income fund. Lastly, Staff moved \$9.6M to HIA8, the over-lay account, from HI1A, the Unallocated Cash account to increase the available margin as the financial markets declined. Year-to-date, the Parametric Overlay account has been funded \$14.6 M.

The Summary of Rebalancing and Cash Activities are reported to the Investment Committee on a quarterly basis.

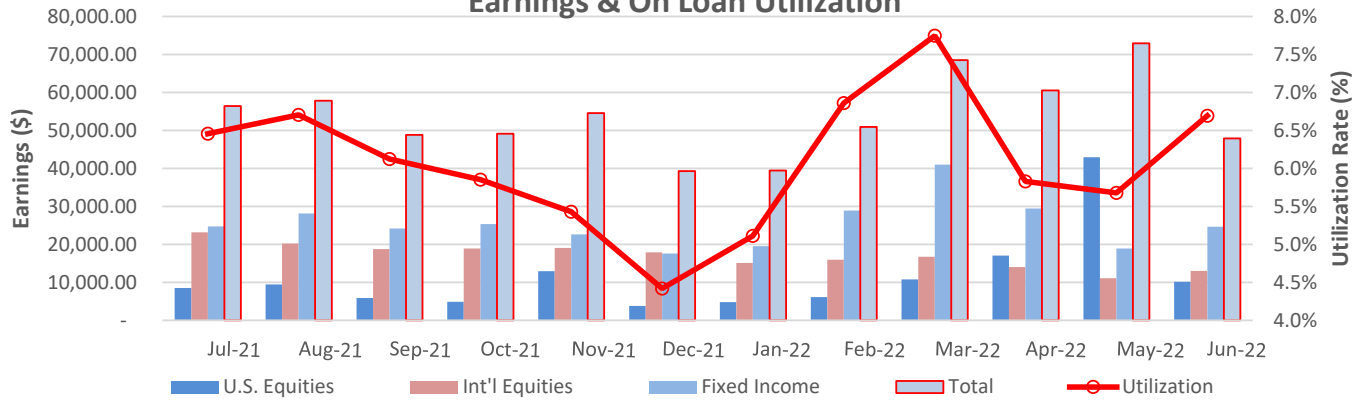
Alameda County Employees' Retirement Association

2nd Quarter 2022 Securities Lending Report

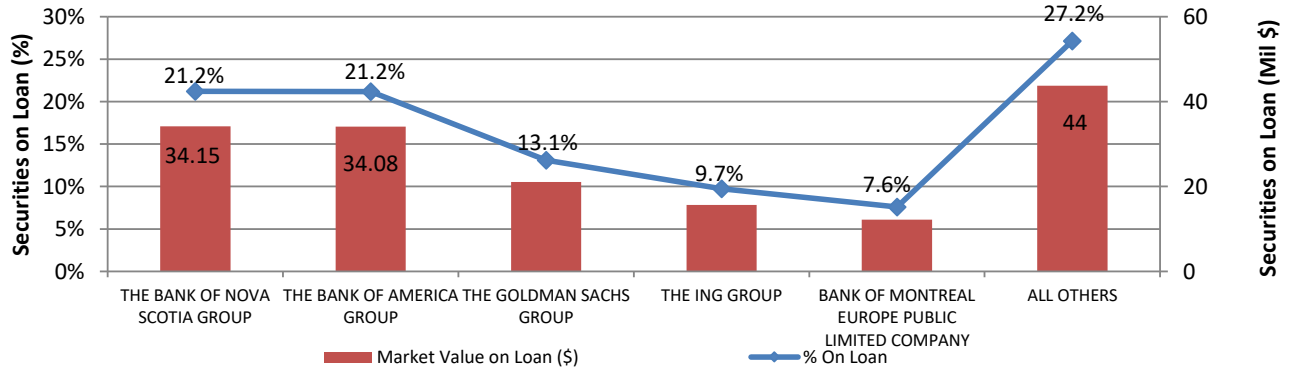
Quarterly Summary

In 2Q2022, ACERA's earnings from Securities Lending activities were \$181,403.27. Fixed Income/Bonds generated the highest earnings of \$73,063.43. For the quarter ending June 30, 2022, the average value of securities on loan was \$173,706,931.67. The average lendable amount for the same period was \$2.8 billion. The Bank of Nova Scotia was the largest borrower of ACERA's securities with 21.2% or \$34.15 million. Bank of America was close at \$34.08 million.

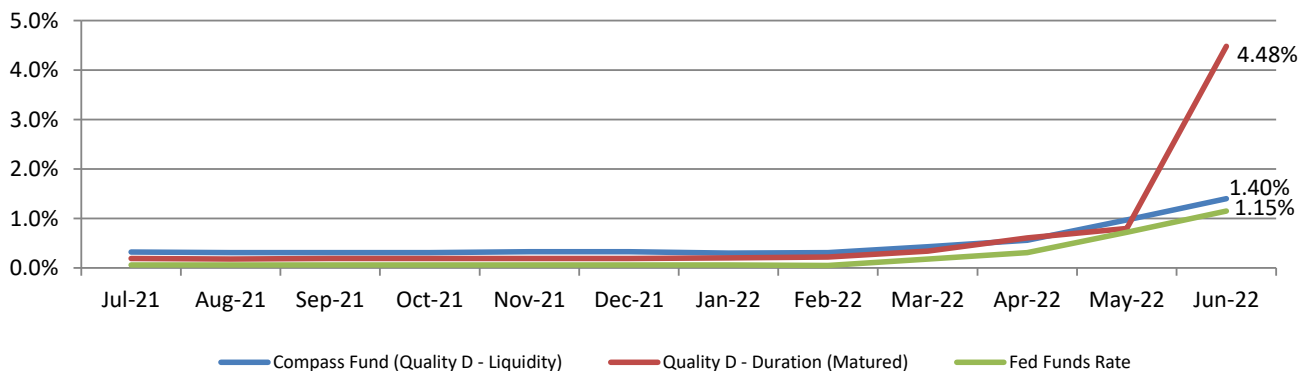
Earnings & On Loan Utilization



Borrower Exposure (as of 6/30/2022)



Average Monthly Collateral Yields vs. Average Fed Funds Rate



Notes:

- Quality D Liquidity and Quality D Duration Funds are managed by an affiliate of State Street Bank (SSB); these funds are common pools in which many securities lending clients of SSB invest their cash collateral generated from their security lending activities. ACERA invests the cash collateral received from its security lending activities into Quality D Liquidity and Quality D Duration Funds. As of 6/30/2022, ACERA's NAV per unit of the Compass Fund (0.9999). Compass Fund is the new name for Quality D Liquidity. As of 6/30/2022, Compass Fund had 145,185,597.65 units; and Quality D Duration Funds matured and 100% of securities called.

(2) Data represents past performance and is not necessarily indicative of future results.

Securities Lending Report Provided by Staff

(3) Data Source: my.statestreet.com and Securities Finance Business Intelligence

ICM 9/14/2022



Investment Committee Workplan for 2022

September 14, 2022

Action Items

Information Items

Action Items	Information Items
<p>January 12</p> <ol style="list-style-type: none"> 1. Discussion of and Possible Motion to Recommend to the Board to Adopt an up to \$60 Million Investment in Great Hill Partners Fund VIII as part of ACERA’s Private Equity Portfolio – Buyout, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 2. Discussion and Possible Motion to Recommend that the Board Adopt an Implementation Plan for its ESG Policy <p>Adjournment into Closed Session</p> <p>Consider the Purchase of Particular, Specific Pension Fund Investments (Cal. Gov. Code § 54956.81) (3 fund-of-hedge-funds investments – (i) BlackRock ; (ii) GCM Grosvenor; and (iii) Morgan Stanley</p>	<ol style="list-style-type: none"> 1. Proposed Investment Committee Work Plan for 2022
<p>February 9</p>	<ol style="list-style-type: none"> 1. 2022 Capital Market Assumptions 2. Semiannual Performance Review for the Period Ending September 30, 2021 – Equities and Fixed Income 3. Semiannual Performance Review for the Period Ending September 30, 2021 – Absolute Return 4. Semiannual Performance Review for the Period Ending June 30, 2021 – Private Equity 5. Semiannual Performance Review for the Period Ending June 30, 2021 – Private Credit 6. Semiannual Performance Review for the Period Ending June 30, 2021 – Real Assets 7. Semiannual Performance Review for the Period Ending September 30, 2021 – Real Estate

Notes:

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2. Meeting date is assumed to be the second Wednesday of each month.
3. Educational sessions may be added to the Agenda from time-to-time e.g., Portable Alpha, Market and Currency Overlay, Equity Overlay, and Emerging Managers in Private Equity investments. Recommendations and reports on ACERA’s Real Estate, Private Equity, Absolute Return, Private Credit, and Real Assets investments will be added to the Agenda from time-to-time.



Investment Committee Workplan for 2022

September 14, 2022

Action Items	Information Items
<p>March 9</p> <ol style="list-style-type: none"> 1. Discussion of and Possible Motion to Recommend to the Board to Adopt an up to \$43 million Investment in Altas Partners Holdings III as part of ACERA’s Private Equity Portfolio – Buyout,, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 2. Discussion and Possible Motion to Recommend that the Board Approve an Additional Investment of up to \$50 million Investment in Clarion Partners Lion Industrial Trust (“LIT”), as part of ACERA’s Real Estate Portfolio – Core Plus, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 	<p>8. Investment Committee Work Plan 2022</p> <ol style="list-style-type: none"> 1. <i>Quarterly report of ACERA’s investment manager, consultant, and custodian bank fees for the fourth quarter of 2021</i> 2. <i>Quarterly report on ACERA’s rebalancing activities for the fourth quarter 2021</i> 3. <i>Quarterly report on ACERA’s securities lending activities for the fourth quarter of 2021</i> 4. <i>Quarterly report on ACERA’s Directed Brokerage (DB) Program for the fourth quarter of 2021</i> 5. <i>Quarterly report on Investment Products and Services Introductions (IPSI) for the fourth quarter of 2020</i> 6. <i>Investment Committee Work Plan 2022</i>
<p>April 13</p> <ol style="list-style-type: none"> 1. Discussion and Possible Motion to Recommend that the Board Approve the Qualified List of Candidates for ACERA’s Emerging Markets Equity Manager Search – International Equities <p><u>Board Action Item:</u></p> <ol style="list-style-type: none"> 1. Proposed Findings Regarding State of Emergency Pursuant to Gov’t Code §54953(e) (3): Staff Recommendation: The Board finds that it has reconsidered the circumstances of the state of emergency and (1) the state of emergency continues to directly impact the ability of the members to meet safely in person, and 	<ol style="list-style-type: none"> 1. Discussion of Proposed Amendments to ACERA’s General Investment Guidelines, Policies and Procedures 2. Traditional Asset Allocation and Investment Strategy Review for the period ending December 31, 2021 – Public Markets 3. Update on Ares Senior Direct Lending Fund II in Response to the Public Comment Made at ACERA’s Board Meeting on March 17, 2022

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Investment Committee Workplan for 2022

September 14, 2022

	Action Items	Information Items
	(2) state or local officials continue to impose or recommend measures to promote social distancing.	
May 19 (meeting moved to 3 rd Thursday due to SACRS Conference)	<ol style="list-style-type: none"> 1. Discussion and Possible Motion to Recommend that the Board Approve Amendments to ACERA’s General Investment Guidelines, Policies and Procedures 2. Discussion and Possible Motion to Recommend that the Board Approve an Additional Investment of up to \$50 million in PRISA III as part of ACERA’s Real Estate Portfolio – Value Added, Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 	
June 8	<ol style="list-style-type: none"> 1. Discussion and Possible Motion to Recommend that the Board Approve an up to \$36 million Investment in Atalaya Special Opportunities Fund VIII as part of ACERA’s Private Equity Portfolio – Debt Related/Special Situations, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 	<ol style="list-style-type: none"> 1. Semiannual Performance Review for the Period Ending December 31, 2021 – Private Equity 2. Semiannual Performance Review for the Period Ending December 31, 2021 – Private Credit 3. Semiannual Performance Review for the Period Ending December 31, 2021 – Real Assets 4. Status Report on ESG Implementation 5. <i>Quarterly report of ACERA’s investment manager, consultant, and custodian fees for the first quarter of 2022</i> 6. <i>Quarterly report on ACERA’s rebalancing activities for the first quarter of 2022</i> 7. <i>Quarterly report on ACERA’s securities lending activities for the first quarter of 2022</i> 8. <i>Quarterly report on ACERA’s Directed Brokerage (DB) Program for the first quarter of 2022</i>

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Investment Committee Workplan for 2022

September 14, 2022

Action Items	Information Items
	<p>9. <i>Quarterly report on Investment Products and Services Introduction (IPSI) for the first quarter of 2022</i></p> <p>10. <i>Updated Investment Committee Work Plan 2022</i></p>
<p>July 13</p> <p><u>Board Action Item:</u></p> <p>Proposed Findings Regarding State of Emergency Pursuant to Gov't Code §54953(e) (3): Staff Recommendation: The Board finds that it has reconsidered the circumstances of the state of emergency and (1) the state of emergency continues to directly impact the ability of the members to meet safely in person, and (2) state or local officials continue to impose or recommend measures to promote social distancing</p> <p>1. Interview of the Finalists for ACERA's Emerging Markets Equity Manager Search – International Equities and Possible Motion by the Investment Committee to Recommend Finalist (s) to the Board</p>	<p>1. Total Fund Recessionary/Inflationary Impact Review 2022-2027</p>
<p>August 10</p>	<p>1. Semiannual Performance Review for the Period Ending March 31, 2022 – Real Estate</p> <p>2. Semiannual Performance Review for the Period Ending March 31, 2022 – Total Fund Review Highlighting Public Markets Asset Classes and Absolute Return</p>

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Investment Committee Workplan for 2022

September 14, 2022

Action Items	Information Items
	3. Status update for the Rebalancing Consultant Services 4. RFP for a General Investment Consultant
September 14	1. Discussion of and Possible Motion to Recommend to the Board to Approve an up to \$55 million Investment in Audax Private Equity Fund VII, L.P. as part of ACERA’s Private Equity Portfolio – Buyout, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations 2. Discussion of and Possible Motion to Authorize Staff to Issue a Request For Proposal (RFP) for a General Investment Consultant following the Proposed Search Timeline 1. Review of the Emerging Investment Manager (EIM) Policy 2. Report of the Meeting Date of the November 2022 Investment Committee Meeting 3. <i>Quarterly report of ACERA’s investment manager, consultant, and custodian bank fees for the second quarter of 2022</i> 4. <i>Quarterly report on ACERA’s rebalancing activities for the second quarter of 2022</i> 5. <i>Quarterly report on ACERA’s securities lending activities for the second quarter of 2022</i> 6. <i>Quarterly report on ACERA’s Directed Brokerage (DB) Program for the second quarter of 2022</i> 7. <i>Quarterly report on Investment Products and Services Introduction (IPSI) for the second quarter of 2022</i> 8. <i>Updated Investment Committee Work Plan for 2022</i>
October 12	1. Discussion of and Possible Motion to Recommend to the Board to Adopt Propose Amendments to ACERA’s Emerging Investment Manager (EIM) Policy 1. Possible manager review and/or education session (Placeholder)

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Investment Committee Workplan for 2022

September 14, 2022

	Action Items	Information Items
	<ol style="list-style-type: none"> 2. Discussion of and Possible Motion to Adopt the Search Criteria, and Evaluation Matrix for ACERA’s General Investment Consultant Search 3. Discussion of and Possible Motion to Recommend to the Board to Approve an up to \$XX million Investment in XX as part of ACERA’s Private Real Asset Portfolio – XXXX, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations (Placeholder) 	
November ICM- TBD	<ol style="list-style-type: none"> 1. Discussion of and Possible Motion to Recommend to the Board to Approve an up to \$XX million Investment in XX as part of ACERA’s Private Equity Portfolio – XXXX, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations (Placeholder) 2. Discussion of and Possible Motion to Recommend to the Board to Approve an up to \$XX million Investment in XX as part of ACERA’s Private Real Asset Portfolio – XXXX, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations (Placeholder) 	
December 14	<ol style="list-style-type: none"> 1. Discussion and Possible Motion to Recommend that the Board Approve an up to \$XX million Investment in XX as part of ACERA’s Real Estate Portfolio – Core, Pending Completion of Legal and Investment Due Diligence and Successful Contract Negotiations (Placeholder) 	<ol style="list-style-type: none"> 1. Semiannual Performance Review for the Period Ending September 30, 2022 – Total Fund and Public Markets including Absolute Return 2. Semiannual Performance Review for the Period Ending June 30, 2022 – Private Equity, Real Assets, and Private Credit 3. Semiannual Performance Review for the Period Ending September 30, 2022 – Real Estate 4. CA Gov. Code § 7514.7 Information Report

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Investment Committee Workplan for 2022

September 14, 2022

Action Items

Information Items

Action Items		Information Items
		<ol style="list-style-type: none">5. Oral Status Update on the General Investment Consultant Search6. <i>Quarterly report of ACERA's investment manager, consultant, and custodian bank fees for the third quarter of 2022</i>7. <i>Quarterly report on ACERA's rebalancing activities for the third quarter 2022</i>8. <i>Quarterly report on ACERA's securities lending activities for the third quarter of 2022</i>9. <i>Quarterly report on ACERA's Directed Brokerage (DB) Program for the third quarter of 2022</i>10. <i>Quarterly report on Investment Products and Services Introductions (IPSI) for the third quarter of 2022</i>11. <i>Updated Investment Committee Work Plan 2022</i>

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