

Friday, December 6, 2019

The Board met at Santa Clara Valley Water District Headquarters Boardroom, 5700 Almaden Expressway, San Jose, at 11:10 a.m., with Ms. Cohen, Chair, Mr. Vazquez, Vice Chair, and Mr. Schaefer present, Ms. Stowers present on behalf of Ms. Yee in accordance with Government Code section 7.9.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Ms. Cohen.

### **INFORMATIONAL HEARING: “MODERNIZING CALIFORNIA’S PROPERTY TAX SYSTEM - PART II”: OPPORTUNITIES, CHALLENGES & EMERGING ISSUES**

#### **Opening Remarks**

Ms. Cohen made introductory remarks and introduced the following panel, who provided greetings and introductory remarks.

Panel: Norma Camacho, CEO, Santa Clara Valley Water District  
David Ginsborg, Deputy County Assessor, Santa Clara County Assessor’s Office  
Brief Board Member Opening Remarks: Ms. Cohen, Mr. Vazquez, Ms. Stowers,  
Mr. Schaefer  
Brenda Fleming, Executive Director, BOE

#### **Assessment Appeals Boards: Strengths, Challenges & Opportunities**

Ms. Cohen made introductory remarks and moderated the following panel discussions.

#### ***The Role of the Board of Equalization***

Panel: David Yeung, Property Tax Deputy Director, BOE

#### ***Perspectives from Urban, Mid-Size & Rural Counties***

Panel: Honorable Don H. Gaekle, President-elect, California Assessors’ Association and Stanislaus County Assessor  
Cris K. O’Neill, Board Member, California Alliance of Taxpayer Advocates (CATA) ([Exhibit 12.1](#))  
John McKibben, Chairman, BOE Rules Work Group, California Association of Clerks and Election Officials. (CACEO)

Exhibits to these minutes are incorporated by reference.

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***Achieving Efficiencies in Best Practices***

Panel: Honorable Don H. Gaekle, President-elect, California Assessors' Association and Stanislaus County Assessor  
 Dawn Duran, Administrator, San Francisco City and County Assessment Appeals Board  
 Paul A. Waldman, Board Member, California Alliance of Taxpayer Advocates (CATA) ([Exhibit 12.2](#))

***Onboarding & Continuous Education: The Challenge of Ensuring that Assessment Appeals Boards Are Capable of Fulfilling their Mandate Especially for High Value & Complex Properties***

Panel: Jeff Meyer, Chief Appraiser, Assessment Services, Los Angeles County Assessor's Office  
 Stan Tisch, Immediate Past-Chair, Santa Clara County Assessment Appeals Board  
 Cris K. O'Neill, Board Member, California Alliance of Taxpayer Advocates (CATA) ([Exhibit 12.3](#))

Speakers: David Ginsborg, Deputy County Assessor, Santa Clara County Assessor's Office  
 Marcy L. Berkman, Deputy County Counsel, Santa Clara County

The Board recessed at 1:35 p.m. and reconvened at 1:50 p.m. with Ms. Cohen, Mr. Vazquez, Mr. Schaefer and Ms. Stowers present.

***Assessment of Personal Property & Fixtures: Ensuring Accurate & Consistent Valuations & Application Methods***

Ms. Cohen made introductory remarks and moderated the following panel discussions.

***Determining Lifting Schedules for Personal Property and Fixtures***

Panel: David Yeung, Property Tax Deputy Director, BOE  
 Honorable Leslie Morgan, California Assessors' Association (CAA), and Shasta County Assessor-Recorder  
 Jack Young, Accredited Senior Appraiser, CPA, Chair of the American Society of Appraisers (ASA) Appraisal Review and Management (ARM) Discipline Committee and Past President, ASA, Northern CA Chapter ([Exhibit 12.4](#))  
 Garrett Schwartz, American Society of Appraisers (ASA), Governor for Region 5, and Past President, ASA, Northern CA Chapter  
 Virginia Hamley, Chief Auditor Appraiser (retired), Santa Clara County Assessor's Office

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***Ensuring Consistent Application of Lifting Schedules for Personal Property and Fixtures***

- Panel: David Yeung, Property Tax Deputy Director, BOE  
Honorable Leslie Morgan, California Assessors' Association (CAA), and Shasta County Assessor-Recorder  
David L. Gangloff Jr., Esq., President of Operations for Property Tax Assistance Co., Inc. ([Exhibit 12.5](#))
- Speakers: Cris K. O'Neill, Board Member, California Alliance of Taxpayer Advocates (CATA)  
David Ginsborg, Deputy County Assessor, Santa Clara County Assessor's Office

**Emerging Issues – Opportunity Zones: Property Tax Implications**

Ms. Cohen made introductory remarks and moderated the following panel discussions.

***What Are the Key Components of Opportunity Zones?***

- Panel: Kunal Merchant, President & Co-Founder, CalOZ ([Exhibit 12.6](#))  
Stephen DeBerry, Managing Partner, Bronze Investments  
Maral Farsi, Deputy Director, Legislative Affairs, Governor's Office of Business and Economic Development (via telephone)  
Tim McRae, Vice President, Energy, Silicon Valley Leadership Group
- Mr. Vazquez and Mr. Schaefer left the Boardroom.

***What Are the Property Tax Challenges for Investors – Change in Ownership, New Construction and Reassessment; and, What Guidance Could the Board of Equalization Provide to Streamline or Facilitate Opportunity Zone Investments and Exemptions?***

- Panel: Rafael Yaquián, Attorney, Goldfarb & Lipman LLP

**Public Testimony**

Ms. Cohen invited persons who wish to address the Board regarding items not on the agenda to come forward, but there were none.

**Closing Statements**

Ms. Cohen made closing remarks.

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**CLOSING**

The Board adjourned at 4:06 p.m.

*The foregoing minutes are adopted by the Board on January 28, 2020.*