



STATE BOARD OF EQUALIZATION  
450 N STREET, SACRAMENTO, CALIFORNIA  
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BETTY T. YEE  
First District, San Francisco

MICHELLE STEEL  
Third District, Rolling Hills Estates

JEROME E. HORTON  
Fourth District, Los Angeles

JOHN CHIANG  
State Controller

BARBARA ALBY  
Acting Member  
Second District, Sacramento

RAMON J. HIRSIG  
Executive Director

**STATE BOARD OF EQUALIZATION MEETING**  
**450 N Street, Room 121, Sacramento**  
**September 14-15, 2010**

**PRELIMINARY RECORD OF BOARD ACTIONS**

**Tuesday, September 14, 2010**

The following is a preliminary record of Board actions taken at the September 14-15, 2010 Board Meeting. This is not an official record and is subject to correction or modification. The official record of the Board's actions is the minutes of the Board, which will be adopted at a subsequent meeting.

The Board's decision reflects only the issues resolved by the Board at the meeting. Issues resolved prior to the meeting are not reflected in this document.

If you would like specific information regarding items on this Preliminary Record of Board Action, please telephone Joann Richmond at 916-322-1931 or e-mail: [Joann.Richmond@boe.ca.gov](mailto:Joann.Richmond@boe.ca.gov). Please be advised that material containing confidential taxpayer information cannot be publicly disclosed.

**Board Committee Meetings** – Please see Page 13, O. Adoption of Board Committee Reports and Approval of Committee Actions, for voting results.

A. Homeowner and Renter Property Tax Assistance Hearings  
There are no items for this matter.

**B. Corporate Franchise and Personal Income Tax Hearings**

B1. James N. Smith, 510914

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's appeal denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

~~B2. Douglas Gail Hufnagel and Robyn Hufnagel, 510017~~

## B3. Sophia A. Dority, 506726

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's appeal denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## B4. Teresa Benjamin, 487973

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's appeal denied.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

**C. Sales and Use Tax Appeals Hearings**

These items are scheduled for the afternoon session and for Wednesday, September 15, 2010.

**D. Special Taxes Appeals Hearings**

These items are scheduled for Wednesday, September 15, 2010.

There are no items for the following matters:

- E. Property Tax Appeals Hearing
- F. Public Hearings

**G. Tax Program Nonappearance Matters – Consent**

## G1. Legal Appeals Matters

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

- Hearing Notices Sent – No Response
  1. Sermed Hanna, 458269 (KH)
  2. J. J. Re-Bar Corporation, 439385 (KH)

- Hearing Notices Sent – Appearance Waived
  3. Greg Childress, Inc., 415437 (UT)
  4. Paramount Disc Manufacturing, Inc., 492202 (EA)
- Petitions for Release of Seized Property
  5. Khaled W. Zakher, 532992 (ET)
  6. Chi Linh Do, 530886 (ET)

## G2. Franchise and Income Tax Matters

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
No final determination on sub-item 14.	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

- Hearing Notice Sent – No Response
  1. Lynn Figone (Gallagher), 479637
- Decisions
  2. Christopher Barker, 461542
  3. James Bertuzzi and Kristine Bertuzzi, 459767
  4. Ronald A. Brown, 493197
  5. Bradley S. Doland, 507702
  6. Katherine J. Dunn, 496110
  7. Alma Leticia Garcia, 504669
  8. Beth-Ann Kozlovich and Jeff Kozlovich, 419987
  9. Dean R. Lewinson and Mary K. Quinn Lewinson, 489727
  10. Martha S. Milicich, 422550
  11. Yina Nunez, 473874
  12. Ravindranath Patel, MD and Naina Patel, 467727
  13. Jonathan B. Ryder, 476244
  14. Leonard Shlain (Deceased) and Ina Gyemant, 485102
  15. Lonalee Virgo, 506900
- Petitions for Rehearing
  16. Daniel L. Mahnke, 473875
  17. Frank Martin, 489367
  18. Darrell L. Rich, 462017
  19. Clovus M. Sykes, 492696, 492702

## G3. Homeowner and Renter Property Tax Assistance Matters

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

- Decisions
  1. Yolanda Biggs, 425550
  2. Astrid Hilo, 449844
  3. Denna Hornesby, 472836
  4. David P. Jason II, 423016

5. Vu C. Luong, 445403
6. Elfriede Maitland, 485635
7. Ranasee Maldonado, 443875
8. Judith A. Manko, 444489
9. Gilma Martinez, 445538
10. Linda Mondragon, 484950
11. Gregory W. Petersen, 426152
12. Earnest Robinson III, 440641
13. Eduardo Rodriguez, 426186
14. Denise A. Sherwood, 436035
15. Kimberly A. Van Vorst, 450024
16. Betty J. Wilson, 404993

G4. Sales and Use Taxes Matters

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes, except not participating in sub-item 6.

- Redeterminations
  1. Horiba/Stec Incorporated, 520562 (GH)
  2. Roberto Jourdain, 439351 (FH)
  3. Explorer, LLC, 400371 (FH)
  4. Tellabs North America, Inc., 493859 (OH)
  5. Caplugs, LLC, 265927 (OH)
- Relief of Penalty/Interest
  6. Home Depot U.S.A., Inc., 534309 (OH)
  7. Tesoro West Coast Company, LLC, 534321 (OH)
  8. Enterprise Rent-A-Car Co. of SF, 534315 (CH)
- Denials of Claims for Refund
  9. Sharp Electronics Corp., 467812 (OH)
  10. Flextronics Int'l USA, Inc., 504754 (GH)
- Denials of Relief of Penalty/Interest
  11. Easy Life Furniture, Inc., 535398 (EA)

G5. Sales and Use Taxes Matters – Credits, Cancellations, and Refunds

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes, except not participating in sub-item 1, 3, 12 and 14.

- Refunds
  1. Genuine Parts Company, 476502 (OH)
  2. City of Long Beach, 487853 (EA)
  3. Target Corporation, 465794 (OH)
  4. UnionBancal Corporation, 430137 (BH)
  5. Autobahn, Inc., 468839 (BH)
  6. Professional Hospital Supply, Inc., 524606 (EH)
  7. Varian Medical Systems, Inc., 531503 (GH)
  8. Hunt & Sons, Inc., 493628 (KH)
  9. The Golden 1 Credit Union, 519478 (KH)
  10. Idearc Media Services-West, Inc., 535820 (OH)
  11. Louis Vuitton North America, Inc., 445179 (OH)
  12. Juniper Networks (US), Inc., 511342 (GH)
  13. General Petroleum Corporation, 483510 (AA)
  14. Nestle Waters North America, Inc., 459609 (OH)
  15. Flextronics Int'l USA, Inc., 504754 (GH)
  16. Coasthills Federal Credit Union, 478187 (GH)
  17. Balboa Thrift & Loan Association, 520168 (FH)
  18. Top Auto Finance, Inc., 437892 (AC)
  19. Premier America Credit Union, 520568 (AC)
  20. Santander Consumer USA, Inc., 462799 (OH)
  21. Jungheinrich Lift Truck, 476665 (OH)

G6. Special Taxes Matters  
There are no items for this matter.

G7. Special Taxes Matters – Credits, Cancellations, and Refunds

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes, except not participating in sub-item 2.

- Refunds
  1. Thrifty Payless, Inc., 491285 (ET)
  2. Fidelity National Prop & Cas Ins, 535155 (ET) 'CF'

There are no items for the following matters:

- G8. Property Tax Matters
- G9. Cigarette License Fee Matters
- G10. Legal Appeals Property Tax Matters

**H. Tax Program Nonappearance Matters – Adjudicatory**

~~H1. Legal Appeals Matters~~

- ~~Petitions for Release of Seized Property~~
  1. ~~Kil Hwan Chang and Myong Jo Chang, 474045 (ET)~~

## H2. Franchise and Income Tax Matters

## ➤ Decisions

## 1. Harvinder Singh Pahal and Satvinder Kaur, 487053

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayers' appeal denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## ➤ Cases Heard Not Decided

## 2. Noel Yi and Meiling Yi, 479854

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayers' appeal denied.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

There are no items for the following matters:

H3. Homeowner and Renter Property Tax Assistance Matters

H4. Sales and Use Taxes Matters

H5. Sales and Use Taxes Matters – Credits, Cancellations, and Refunds

## ➤ Credits and Cancellations

## 1. Cipriano Espino Salazar, 536110 (AC)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's claim granted.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

There are no items for the following matters:

H6. Special Taxes Matters

H7. Special Taxes Matters – Credits, Cancellations, and Refunds

H8. Property Tax Matters

H9. Cigarette License Fee Matters

H10. Legal Appeals Property Tax Matters

- I. Tax Program Nonappearance Matters  
There are no items for this matter.

### Chief Counsel Matters

There are no items for the following matters:

- J. Rulemaking  
K. Business Taxes  
L. Property Taxes  
M. Other Chief Counsel Matters

### Administrative Session

The following items are scheduled for Wednesday, September 15, 2010.

- N. Consent Agenda  
O. Adoption of Board Committee Reports and Approval of Committee Actions  
P. Other Administrative Matters

### Q. Closed Session

These items are scheduled for Wednesday, September 15, 2010.

### C. Sales and Use Tax Appeals Hearings

C1. Janice Groshak Lami, 476370 (BH) – Appearance Waived

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's claim denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

C2a. The Auto Store of Merced, Inc., 476975, 478614 (KH)

C2b. Sana Sadeddin, 476973 (KH)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
No final Board determination. The Board ordered that the petition be submitted for decision, granting the taxpayer 30 days to file supporting documents, the Department 30 days to respond, and the Appeals Division 30 days thereafter to review parties' submissions and provide its recommendation to the Board.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## C3. Faramarz S. Razi and Sidig Hamidi, 475347 (CH)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayers' petition denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

C4. Ristoranti Piemontesi, Inc., 488832 (BH)—*Moved to September 15, 2010*

## C5. Pedotti Livestock, 484288 (UT)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
No final Board determination. The Board ordered that the petition be submitted for decision, granting the taxpayer 30 days to file supporting documents, the Department 30 days to respond, and the Appeals Division 30 days thereafter to review parties' submissions and provide its recommendation to the Board.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## C6. Mary Buntz Steel, 450134 (UT)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## C7. Community Flavor, LLC, 469262, 483974 (CH)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied as to issue 1, exempt sales of medicine.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied as to issue 2, exempt sales of food products.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied as to issue 3, reliance on erroneous advice.	Ms. Yee	Yes
	Ms. Alby	Yes
The Board directed staff to inform the taxpayer of the Offer in Compromise Program.	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

C8. — Fernando Olvera Barragan and Claudia Olvera, 436181 (JH)



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**STATE BOARD OF EQUALIZATION MEETING  
450 N Street, Room 121, Sacramento  
September 14-15, 2010**

**PRELIMINARY RECORD OF BOARD ACTIONS**

**Wednesday, September 15, 2010**

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**Board Committee Meetings** – Please see Page 13, O. Adoption of Board Committee Reports and Approval of Committee Actions, for voting results.

**Board Meeting**

**B. Corporate Franchise and Personal Income Tax Hearing**

B5. Thomas Litawa, 522390

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's appeal denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

**C. Sales and Use Tax Appeals Hearings****Local Tax Reallocation Hearing**

C9. Cities of Los Angeles, Roseville, San Diego and Santa Clara, 422182

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Jurisdictions' petitions denied.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	Yes
	Mr. Horton	No
	Mr. Chiang/ Ms. Mandel	Yes

**Sales and Use Tax Appeals Hearings**

C10. Jaswant S. Sra, 437185 (UT)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

C11. Gladys Lillian Martines, 461496 (KH)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition partially granted/denied.	Ms. Yee	Yes
	Ms. Alby	No
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

**D. Special Taxes Appeals Hearings**

D1. Enrique Ayala Rodriguez, 530984 (ET)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition denied.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	No
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## D2. Ismail Ahmad Karajah, 534141 (ET)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
No final Board determination.	Ms. Yee	Yes
The Board ordered that the petition be submitted for decision, granting the taxpayer 30 days to file supporting documents, the Department 30 days to respond, and the Appeals Division 30 days thereafter to review parties' submissions and provide its recommendation to the Board.	Ms. Alby	No
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## C. Sales and Use Tax Appeals Hearing

## C4. Ristoranti Piemontesi, Inc., 488832 (BH)

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Taxpayer's petition granted.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	No
	Mr. Chiang/ Ms. Mandel	No

## Administrative Session

## N. Consent Agenda

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Approved staff recommendations.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## N1. Retirement Resolutions

- Michael S. Kopp (deceased)
- Randie L. Henry
- Roberta F. Hinchman
- Ramon J. Hirsig
- Daniel Sakai

- N2. Approval of Board Meeting Minutes
- June 15-18, 2010
- N3. Approval of 2011 Diesel Fuel Tax Rate for Interstate Users
- N4. Approval of 2011 Hazardous Substances Program Fees and Occupational Lead Poisoning Prevention Fee
- N5. Approval of 2011 Emergency Telephone Users Surcharge Rate
- N6. Prepayment Rate for Sales Tax on Motor Vehicle Fuel, Diesel Fuel and Jet Fuel
- N7. Summons to Annual Meeting of the Board and County Assessors
- N8. Adoption of Property Tax Forms
- BOE-261-G, 2011 Claim for Disabled Veterans' Property Tax Exemption
  - BOE-261-GNT, 2011 Disabled Veterans' Exemption Change of Eligibility Report

**O. Adoption of Board Committee Reports and Approval of Committee Actions**

O1. Business Taxes Committee

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Adopted committee report and approved the actions therein. For details see: <a href="http://www.boe.ca.gov/meetings/btc2010.htm">http://www.boe.ca.gov/meetings/btc2010.htm</a>	Ms. Yee Ms. Alby Ms. Steel Mr. Horton Mr. Chiang/ Ms. Mandel	Yes Yes Yes Yes Yes

1. Proposed changes to Regulation 1506, *Miscellaneous Service Enterprises*

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
The Board approved Alternative 1 and authorized publication.	Ms. Yee Ms. Alby Ms. Steel Mr. Horton Mr. Chiang/ Ms. Mandel	Yes Yes Yes Yes Yes

2. Suggested revisions to Regulation 1807, *Petitions for Reallocation of Local Tax*

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
The Board referred Regulation 1807 to the Business Taxes Committee for further discussion and possible action through the interested parties process.	Ms. Yee Ms. Alby Ms. Steel Mr. Horton Mr. Chiang/ Ms. Mandel	Yes Yes Yes Yes Yes

## O2. Property Tax Committee

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Adopted committee report and approved the actions therein.	Ms. Yee	Yes
	Ms. Alby	Yes
For details see:	Ms. Steel	Yes
<a href="http://www.boe.ca.gov/proptaxes/p/cwplan10.htm">http://www.boe.ca.gov/proptaxes/p/cwplan10.htm</a>	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## 1. Adoption of Assessors' Handbook Section 401, Change in Ownership

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Adopted as presented in Issue Paper 10-009.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

## O3. Customer Service and Administrative Efficiency Committee

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
Adopted committee report and approved the actions therein.	Ms. Yee	Yes
	Ms. Alby	Yes
For details see:	Ms. Steel	Yes
<a href="http://www.boe.ca.gov/meetings/custsrv/custsrv10.htm">http://www.boe.ca.gov/meetings/custsrv/custsrv10.htm</a>	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

**P. Other Administrative Matters**

There are no items for the following matters:

P1. Executive Director's Report

P2. Chief Counsel Report

P3. Sales and Use Tax Deputy Director's Report

P4. Property and Special Taxes Deputy Director's Report

1. Confidentiality of Information Provided on Possessory Interests Annual Usage Report

<u>DECISION</u>	<u>MEMBER</u>	<u>BOARD VOTE</u>
The Board directed staff to commence an interested parties process before the end of the year.	Ms. Yee	Yes
	Ms. Alby	Yes
	Ms. Steel	Yes
	Mr. Horton	Yes
	Mr. Chiang/ Ms. Mandel	Yes

- P5. Administration Deputy Director's Report
1. Facilities Update
    - a. Headquarters Facilities
    - b. Headquarters Annex
  2. 2010/11 and 2011/12 Budget Update, Furlough Plan and Layoffs
    - a. Information regarding the Governor's 2010/11 Budget, Governor's Executive Order and State Employee Furloughs.
  3. 2011/12 DRAFT Budget Change Proposals (BCP's)
- P6. Technology Deputy Director's Report  
There are no items for this matter.

**Q. Closed Session**

UNOFFICIAL