

CALIFORNIA COUNTY ASSESSORS' INFORMATION TECHNOLOGY AUTHORITY BOARD

Board of Directors

Don H. Gaekle, Chair - (Large County Member), Assessor Stanislaus County, 1010 10th Street Suite 2400, Modesto, CA 95350 (Attending in person)
Phong La, Coordinating Assessor & Secretary, Assessor Alameda County, 1221 Oak Street, Room 145, Oakland, CA 94612 (Attending virtually)
Tara K. Freitas, Treasurer (CAA Treasurer), Assessor/Clerk/Recorder Tulare County, 221 S. Mooney Blvd, Room 102-E, Visalia, CA 93291 (Attending in person)
Kristine Lee, (CAA President), Assessor/Clerk/Recorder Kings County, 1400 W. Lacey Blvd, Hanford, CA 93230 (Attending in person)
Kristen De Paul, (Small County Member), Assessor/Recorder Modoc County, 204 Court Street, Suite 106, Alturas, CA 96101 (Attending in person)
Jeff Prang, (Large County Member), Assessor Los Angeles County, (Unable to attend)
Shelly Scott, (Medium County Member), Assessor/Recorder/County Clerk Marin County, 3501 Civic Center Dr., Ste 208, San Rafael, CA 94903
John Tuteur, (Medium County Member), Assessor/Clerk/Recorder/Registrar Napa County, 1127 First Street, Suite A, Napa CA 94559 (Unable to attend)
Kaenan Whitman, (Small County Member), Assessor/Recorder Tuolumne County, 2 South Green Street, 3rd Floor, Sonora, CA 95370 (Attending virtually)

Thursday, December 14, 2023

10:00 AM

California County Assessors' Information Technology Authority Board Meeting

Sacramento County Assessor's Office, 3636 American River Drive, Suite 200; Sacramento, CA 95864-5952

This is a hybrid in-person and virtual meeting.

Public access will also be available at:

Alameda County Assessor, 1221 Oak Street, Room 145, Oakland, CA 94612

Tuolumne County Assessor, 2 South Green Street, 3rd Floor, Sonora, CA 95370

<https://zoom.us/j/98583600409?pwd=MEd3czBOUXVRR1NkVGV1V0FiaHZLdz09>

Meeting ID: 985 8360 0409

Passcode: 064567

1. Call to Order and Roll Call

Don Gaekle

Don H. Gaekle: Present

Phong La: Present

Tara K. Freitas: Present

Kristine Lee: Present

Kristen De Paul: Present

Jeff Prang: Absent

Shelly Scott: Present

John Tuteur: Absent

Kaenan Whitman: Absent

Quorum Reached

2. Approval Minutes of the 11/1/2023 Regular Quarterly Meeting

Don Gaekle

Motion made by Kristen De Paul
Second by Tara Freitas

Don H. Gaekle: Y
Phong La: Y
Tara K. Freitas: Y
Kristine Lee: Y
Kristen De Paul: Y
Jeff Prang: Absent
Shelly Scott: Y
John Tuteur: Absent
Kaenan Whitman: Absent

Motion carries – minutes approved.

3. Public Comment

Don Gaekle

No comment.

4. Joint Report on RFO for Prop 19 and Exemptions Proof of Value Action Item

a. Gartner Consulting

Chris Ragan

Chris Ragan: We have an eye on two things: one is how quickly we can move you to seeing value in tools (procurement and partner selection piece) and also looking at understanding what creates the right plans for an overall strategy to enable your broader goals to enact this software and the work being done in exemptions and prop 19.

We looked at all three vendors and had to decide who has the potential to be a partner, to have an open solution plan, and who could scale and grow with the organization. Out of the three, two of the vendors were able to check off the list – JustAppraised and Accenture came in over Modern iConcepts.

However, there is variation between the two: JustAppraised is tied to a singular county whereas Accenture’s proposal was not tied to a county at all. CCAITA must look at these two and decide who has the technical capability who can bring in the subject matter expertise.

Question from Steve Bestolarides: I sat in on the interviews, and there was a gap in the information that we got when it comes to the recommendations. What has changed since then?

Answer: Rob Grossglauser: The agenda for this morning was to have Gartner as the neutral consultant to provide their thoughts and recommendations if they had any, and following, there will be a recommendation by Peter Aldana from the Prop 19 advisory committee and Phong La from the exemptions committee.

Chris Ragan: JustAppraised and Accenture highlighted the qualities that would assist the CAA the best. As far as the technology and its availability to scale to your needs, the POV is

an “agile sprint” to continue to get closer to a valuable product that demonstrates the final product. The system must work across as many member counties that want to participate. The third vendor highlighted a framework to be able to work, but they discussed cost saving and dollars, rather than reaching the goal that this group was made to accomplish.

Looking at Accenture and JustAppraised, the goal to move forward should take into account the strengths and weaknesses of both vendors. Accenture brought technology that has proven their ability, but it lacked the Assessor knowledge. So, there will need to be effort to fill in those gaps by the JPA. JustAppraised showed that they have a good knowledge of the CAA, but they did not demonstrate the flexibility of what they are building and the technology. Those are the options for everyone to consider. If asked who a viable partner can be, those two are the recommendations.

b. Prop 19 Subcommittee Recommendation/Discussion

Peter Aldana

Peter Aldana: We went through a process to compare vendor responses to our requirements and then conducted a Q&A session for both vendors. We finally did an evaluation of which vendors responded to the committee. We based our answers on the best value for the price quoted, clarity of the deliverables at the end of the fourth month engagement, depth of understanding by the committee, and a level of maturity to develop a solution. We recommend JustAppraised.

Chris Ragan: Hearing the recommendation, as a POV, this is a great place to answer questions and fill in those gaps.

c. Exemptions Subcommittee Recommendation/Discussion

Phong La

Phong La: We agree with Peter. Make the motion that we revise the contract for the POV for JustAppraised for both Prop 19 and exemptions.

Rob Grossglauser: From a contracting perspective, we issued a RFO and that was tied to the state’s contract vehicle, CMAS. Two of our respondents applied but did not meet CMAS requirements. So, if the board does move forward with the motion, we would need to cancel the RFO and use another leveraged procurement agreement and use a county level agreement. We would rely on counsels’ advice to ensure that we follow the necessary steps. From a procedural point, we have it on the record of what the next steps will need to be.

Chris Ragan: I would move forward with a motion to move with the intent of an award.

Phong La: I am adding Chris’s comments to my initial motion.

Motion seconded by Kristen de Paul.

Don H. Gaekle: Y

Phong La: Y

Tara K. Freitas: Y

Kristine Lee: Y

Kristen De Paul: Y

Jeff Prang: Absent

Shelly Scott: Y

John Tuteur: Absent

Kaenan Whitman: Absent

Motion carries.

5. CCAITA Conflict of Interest Policy

Don Gaekle

Chair Gaekle: Ongoing, we hope to bring the policy to the board for approval, but this is not completed yet. We will discuss this in our January meeting or a special meeting depending on counsel's advice.

6. Interim Executive Director Report

Rob Grossglauser

Rob Grossglauser: The focus since our last meeting has continued to be the RFO and the next steps for the prop 19 exemption portals. Our project managers have onboarded and start next week. Appreciate the authority's legal counsel as well to ensure everything is taken care of.

7. Executive Director Ad Hoc Search Committee

John Tuteur

Chair Gaekle: At our meeting in Palm Springs, the board directed Assessor La and me to enter into discussions with the candidate to discuss the contract. It is the recommendation that the board vote to terminate the executive recruitment and for the search committee to come back with recommendations at the January quarterly meeting as to where we go from here. I entertain a motion to officially end the RFP.

Rob Grossglauser: We can issue a cancellation notice and Chair Gaekle can come back to the next meeting with options on how to proceed.

Motion made by Kristen De Paul.

Motion seconded by Kristine Lee.

Don H. Gaekle: Y

Phong La: Y

Tara K. Freitas: Y

Kristine Lee: Y

Kristen De Paul: Y

Jeff Prang: Absent

Shelly Scott: Y

John Tuteur: Absent

Kaenan Whitman: Absent

Motion carries.

8. Exemptions On-Line Filing Ad Hoc Advisory Committee Action Item

Phong La

Chair Gaekle: This is a discussion request to hire a project manager for the exemptions ad hoc committee.

Phong La: We are ready to move forward. Now that we have a recommendation for the system integrator, we need someone to oversee that work. The discussion with Riverside was that Prop 19 needed their own full-time PM to foresee their project. I don't think we will need a full-time

PM but will be as-needed on an hourly bases to oversee the project moving forward. We are asking that the other PM that was not chosen, to be hired to oversee the exemptions.

Rob Grossglauser: For the board's awareness, the solicitation that was issued earlier this year for a PM, the submissions came in from those stacking entities, so, this resource can be from the same entity that is providing the PM for the prop 19 committee.

Chair Gaekle: Is there a candidate that you'd like to request?

Phong La: Yes, it's the other candidate that we didn't chose for the Prop 19 committee.

Chair Gaekle: The Board to authorize the executive director to move forward with discussions with the PM.

Rob Grossglauser: The contract is in place, so if the board approves the financial commitment for a resource, we would speak to counsel and counsel would initiate the provision in the contract to add the extra resource.

Chair Gaekle: Do we know the hourly rate?

Rob Grossglauser: Hourly rate for this new PM would be the same as the PM that was published already through our process. Rates have been established in the contract.

Chair Gaekle: Entertain a motion by the board to approve the resources based on the existing contract to recruit the PM for exemptions.

Motion made by Kristen de Paul.

Seconded by Shelly Scott.

Don H. Gaekle: Y

Phong La: Y

Tara K. Freitas: Y

Kristine Lee: Y

Kristen De Paul: Y

Jeff Prang: Absent

Shelly Scott: Y

John Tuteur: Absent

Kaenan Whitman: Absent

9. Announcements

Don Gaekle

Chair Gaekle: At the end of the year, Kristi Lee will be leaving the board and will no longer be President of the Association. By the rules of our document, Christina Wynn will be the new board member effective January 1. Also, we will be working on a budget that will need to be drafted by February 1st and will need to be finalized by July 1st. Our next meeting will be on January 19th at 10am in Sacramento.

10. Adjourn

Don Gaekle

Americans with Disabilities Act (ADA) Compliance: Board meetings are held via a hybrid model – the in-person options and also by teleconference. Individuals requiring special accommodations to participate in this meeting are requested to contact the Chair at gaekled@stancounty.com. Notification 48 prior to the meeting will enable the Board to make reasonable arrangements to ensure accessibility to this meeting. Please note that Directors will be in person either teleconference location noted above unless permitted by AB 2449. Office addresses listed for each Director are for reference only.