REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 20 July 2022

SUBJECT: FY 2021-2022 Tax Collector's Settlement;

Approval of Bond Amounts for Tax Collector/Deputy;

FY 2022-2023 Tax Order For Collection

PRESENTER: Darlene Burgess, Tax Administrator

ATTACHMENT(S): Proposed Order and Resolution

SUMMARY OF REQUEST:

It is time once again for the delivery of the tax receipts to the Henderson County Tax Collector; however before they can be delivered, the following must occur (pursuant to N.C.G.S. 105-352):

- (a) PREPAYMENTS. The Tax Collector must deliver any duplicate bills printed for prepayments received by the Tax Collector to the Finance Director and demonstrate to the Finance Director's satisfaction that all prepayments received have been deposited.
- (b) SETTLEMENT. The Tax Collector must make settlement with the Board of Commissioners for all taxes placed in his hands for collection for the past year.
- (c) BOND. The Board of Commissioners must approve the bond to be issued for the Tax Collector and Deputy Tax Collector for Delinquent Taxes.
- (d) ORDER OF COLLECTION. An Order of Collection must be adopted at today's meeting, which will charge the Tax Collector with the collection of FY 2022-2023 taxes, plus all outstanding delinquent taxes.

The tax collector will be available to present further information on this matter.

BOARD ACTION REQUESTED:

Approval of tax collector's settlement for FY 2021-2022 taxes and approval of order of collection and charge for FY 2022-2023 taxes.

If the Board is so inclined, the following motion is suggested:

I move that the Board approve the tax collector's settlement for Fiscal Year 2021-2022 taxes, and further approve the bonds, the order of collection and charge for collection to the tax collector for Fiscal Year 2022-2023 taxes.

Resolution Approving the Settlement with the Tax Collector for the 2021-2022 Tax Year

WHEREAS, N.C.G.S. 105-352 requires that settlement be made with the Tax Collector for the taxes charged to the Tax Collector in the previous tax year prior to delivery of the tax receipts to the Tax Collector for the current tax year, said settlement being conducted in accordance with N.C.G.S. 105-373; and

WHEREAS, N.C.G.S 105-373 requires that settlement be made for both taxes charged to the Tax Collector in the previous tax year, and for all delinquent taxes charged to the Tax Collector, there being a specified format for current tax year settlements, but not delinquent taxes; and

WHEREAS, the Henderson County Board Commissioners has received a proposed settlement for the 2021-2022 tax year taxes, and all delinquent taxes charged to the Tax Collector for prior tax years;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

- 1. The Settlement for the 2021-2022 taxes charged to the Tax Collector is hereby approved. The Board finds:
 - a. All prepayments received by the Tax Collector were properly deposited;
 - b. The settlement is in proper form;
 - c. A diligent effort was made to collect from the person who were legally obligated to pay their taxes for the 2021-2022 fiscal year; and
 - d. Those persons identified in the report of insolvents submitted by the Tax Collector are found to be insolvents. The insolvents list shall be entered into the minutes and credited to the Tax Collector as part of this settlement.
- 2. The Settlement for the delinquent taxes charged to the tax collector for the previous fiscal years is hereby approved. The Board finds that the settlement for the delinquent taxes is in an appropriate form.

THIS the 20th day of July, 2022.

THE HENDERSON COUNTY BOARD OF COMMISSIONERS

	BY:	William Lapsley, Chairman	
Attest:	(County Seal)	• •	

PRELIMINARY REPORT FOR FISCAL YEAR 2021-2022

TO: Henderson County Board of Commissioners

FROM: Darlene Burgess, Tax Administrator

DATE: 20 July 2022

In accordance with N.C.G.S. 105-373(a)(1), I respectfully submit the following Report:

Attached to this Report is (1) a list of the persons owning real property whose taxes for 2021 remain unpaid, along with the principal amount owed by each person; and (2) a list of the persons not owning real property whose personal property taxes for 2021 remain unpaid, along with the principal amount owed by each person.

In compliance with N.C.G.S. 105-373(a)(3), attached hereto is a Report entitled "Settlement for Current Taxes for Fiscal Year 2021-2022" dated 30 June 2022 setting forth my full settlement for all taxes in my hands for collection for the fiscal year 2021-2022.

Further, I hereby certify that I have made diligent efforts to collect the taxes due from the persons listed in such a manner that is reasonably necessary.

Respectfully submitted,

Darlene Burgess, Tax Administrato

SWORN TO AND SUBSCRIBED BEFORE ME, this 3 day of July, 2022.

My Commission expires:

3-9-2024

JENNIFER P SCOTT Notary Public, North Carolina Henderson County My Commission Expires March 09, 2024

HENDERSON COUNTY TAX COLLECTOR

200 North Grove Street, Suite 66 Hendersonville, NC 28792 PHONE: (828) 697-5595 FAX: (828) 697-4652

> Darlene Burgess Tax Administrator

July 20, 2022

Henderson County Board of Commissioners Henderson County Historic Courthouse 1 Historic Courthouse Square, Suite 1 Hendersonville, NC 28792

RE: Tax Collector's Settlement: FY2021-2022

Dear Henderson County Commissioners:

Attached please find the Preliminary Report for FY2021-2022 along with the Settlement for Current-Year Taxes and Delinquent Taxes. A list of all unpaid tax liens is available for your review in the Office of the Clerk to the Board.

I am happy to report that as of the close of FY2021-2022, the Henderson County Tax Collector's Office collected 99.259% of the annual tax bills and 99.78% processed through Tax & Tag Together, for an aggregate collection percentage of 99.30%.

I would like to take the opportunity to thank the staff for their hard work and dedication toward these accomplishments. The annual collection percentage, as reported, exceeds the FY2019-2020 statewide average of 99.07% for annual tax bills.

Thank you for the opportunity to be of service to you.

Respectfully submitted,

parlacks.

Darlene Burgess

Henderson County Tax Administrator

SETTLEMENT FOR CURRENT TAXES: FY 2021-2022

Report date 30 June 2022 CHARGES TO THE TAX COLLECTOR:

	Total amount of all taxes placed in the Tax	Tax & Penalty	Interest	Charge	Credit	Difference
G01	Collector's hands for collection for the year: General County Total General County	89,559,819.69	142,522.93	89,702,342.62	89,702,342.62	0.00
	Fire Districts.			0.00		
F15	Bat Cave	126,725.31	408.22	12/,133.53	127,133.53	00:00
F01	Blue Ridge	1,416,668.03	2,513.67	1,419,181.70	1,419,181.70	00:0
F09	Dana	799,899.84	1,368.35	801,268.19	801,268.19	0.00
F03	Edneyville	1,024,152.05	2,140.17	1,026,292.22	1,026,292.22	0.00
F04	Etowah-Horse Shoe	1,515,863.91	2,065.40	1,517,929.31	1,517,929.31	0.00
F05	Fletcher	1,201,975.09	3,838.38	1,205,813.47	1,205,813.47	00:0
F	Gerton	189,470.82	457.23	189,928.05	189,928.05	00:00
F06	Green River	621,047.04	1,053.13	622,100.17	622,100.17	00:00
F08	Mills River	213,218.10	2,226.97	215,445.07	215,445.07	00:00
F07	Mountain Home	1,788,107.90	1,880.97	1,789,988.87	1,789,988.87	00.0
F12	Raven Rock	255,000.12	394.77	255,394.89	255,394.89	00.0
F02	Valley Hill	1,916,689.58	2,349.57	1,919,039.15	1,919,039.15	00:00
	Total Fire Districts	11,068,817.79	20,696.83			
	Municipal Districts:					
010	City of Hendersonville	10,817,940.29	13,464.25	10,831,404.54	10,831,404.54	00.0
	Downtown - Main St D13	281,059.76	458.38	281,518.14	281,518.14	
	Seventh Avenue D17	34,122.34	105.53	34,227.87	34,227.87	
C20	Town of Laurel Park	1,830,719.09	907.95	1,831,627.04	1,831,627.04	00:00
C3	City of Saluda	21,804.63	145.89	21,950.52	21,950.52	00:0
25	Town of Fletcher	0.00	00'0	00.0	0.00	00:0
C50	Village of Flat Rock 51	0.00	00:00	00.0	0.00	00.0
	Village of Flat Rock 52	0.00	00:00	00:0	0.00	00'0
	Village of Flat Rock 56	0.00	00:00	00.00	0.00	00:00
090	Town of Mills River	0:00	0.00	00.0	0.00	00:00
	Total Municipal Districts	12,985,646.11	15,082.00			
	SUBTOTAL	\$113,614,283.59	\$178,301.76			
	TOTAL CHARGE TO TAX COLLECTOR	\$113.792.585.35				

CREDITS TO THE TAX COLLECTOR:

						Outstanding Tax / Liens against Real & Personal	Outstanding Tax / Liens against Registered
	All sums deposited by the Tax Collector to the	Deposits	Adjustments	Releases	Interest	Property	Motor Vehicles
		1	4	0.00	44.7 5.00	22 034 323	000
60	General County	87,762,676.78	1,044,657.30	87,034.95	142,522.93	665,450.66	0.00
	Total General County						
	Fire Districts:						
F15	Bat Cave	124,755.73	117.00	17.52	408.22	1,835.06	00'0
F04		1,395,999.74	775.40	517.09	2,513.67	19,375.80	00'0
F09		788,370.30	2,107.32	292.65	1,368.35	9,129.57	00'0
F03		1,009,355.86	715,93	377.56	2,140.17	13,702.70	00'0
F04		1,500,842.29	3,717.25	2,701.29	2,065.40	8,603.08	00'0
F05	_	1,182,857.87	3,843.29	7,337.40	3,838.38	7,936.53	00'0
F1	_	188,387.34	00.0	77.25	457.23	1,006.23	00'0
F06		614,795.30	486.85	116.44	1,053.13	5,648.45	00'0
F08		210,458.33	2.09	55.47	2,226.97	2,702.21	00'0
F07		1,771,810.84	1,068.38	1,305.90	1,880.97	13,922.78	0.00
F12	Raven Rock	251,302.91	650.20	332.16	394.77	2,714.85	00.00
F02		1,767,294.23	137,313.31	880.77	2,349.57	11,201.27	0.00
		10,806,230.74	150,797.02	14,011.50	20,696.83	97,778.53	0.00
	Municipal Districts:						
010		10,581,995.16	128,709,39	5,682.54	13,464.25	101,553.20	0.00
		278,708.99	113.66	7.88	458.38	2,229.23	0.00
	Seventh Avenue D17	33,576.03	85.68	3.19	105,53	457.44	00:0
C20		1,826,642.12	1,122.37	31.01	907.95	2,923.59	00:00
030	_	21,804,44	00'0	0.19	145.89	0.00	00:0
C40		0.00	00.0	00.0	0.00	00.0	00'0
C50	-	0.00	00:00	00'0	00.00	0.00	0.00
		0.00	00.0	00.0	0.00	0.00	00:0
	Village of Flat Rock 56	0.00	00.00	00.00	00.00	00.0	00:00
090		0.00	00.00	00'0	00.00	0.00	00.0
1		12,742,726.74	130,031.10	5,724.81	15,082.00	107,163.46	0.00
	TOTAL	\$111,311,634.26	\$1,325,485.42	\$106,771.26	\$178,301.76	\$870,392.65	\$0.00

\$113,792,585.35 TOTAL CREDITS TO TAX COLLECTOR:

Respectfully Submitted

Darlene Burgess, Tax Administrator

Notary Public

JENNIFER P SCOTT
Notary Public, North Carolina
Henderson County
My Commission Expires
March 09, 2024

SWORN TO AND SUBSCRIBED BEFORE ME this S day of July, 2022.

My Commission expires: 3.9.3024

HENDERSON COUNTY TAX COLLECTOR

200 North Grove Street, Suite 66 Hendersonville, NC 28792

Darlene Burgess Tax Administrator Phone: 828/697-5595 Fax: 828/698-6153 www.hendersoncountync.gov/tax

July 20, 2022

Henderson County Board of Commissioners Henderson County Historic Courthouse 1 Historic Courthouse Square, Suite 1 Hendersonville, NC 28792

RE: FY 2021-2022 Progress Report regarding Delinquent Property Tax Collections

Dear Henderson County Commissioners:

For FY2021-2022, we collected \$1,016,762.52 in prior-year taxes, plus all applicable fees and interest. At the close of this fiscal year, we have collected 99.71% of our prior-year (2020) annual tax bills (real property and listed personal property), and 99.78% for all previous years (including 2020 and years beyond our tenyear reach for enforced remedies.)

The responsibilities of the Deputy Tax Collector and staff include the monitoring and administration of statutorily-provided remedies used to collect delinquent tax. We have generated a great amount of revenue this year through the use of these remedies and are pleased to provide the following details on our efforts. While each effort is not always successful, our staff tirelessly explores all remedies for collection of delinquent taxes.

- Payment Arrangements: 154 new arrangements created, potential collection of \$415,059.21.
- Bank Attachments: 491 new actions created, potential collection of \$904,088.26.
- Wage Garnishments: 637 new actions created, potential collection of \$415,293.57.
- Rent Attachments: 3 new actions created, potential collection of \$122,929.73.
- Pre-foreclosure: 25 new actions created, potential collection of \$57,084.77.
- Monies: 120 new actions created, potential collection of \$170,918.34.
- NC Debt Setoff: 2,555 new actions created, \$1,113,104.07 total taxes submitted for possible setoff.

The progress relating to delinquent tax collections has truly been a team effort based on persistence, commitment, dedication and pride in carrying out our statutory charge. Thank you for the opportunity to be of service to you as the governing body, and to our fellow taxpayers and citizens.

Respectfully submitted,

Luke Small

Deputy Tax Collector

Darlene Burgess
Tax Administrator

LINQUENT PF	DELINQUENT PROPERTY TAX COLLECTED	ED FOR GENERAL COUNTY:	COUNTY:					
	TOTAL COUNTY LEV (Tax + Late List Penalties	LEVY CREDIT ties + Rebates and	ACCRUED INTER	ACCRUED INTEREST COLLECTED +	TOTAL COUNTY C	TOTAL COUNTY CASH COLLECTED (includes Tax, Penalties, Interest & Costs)	YEAR END COU	YEAR END COUNTY LEVY DUE
AX YEAK	Requiar	RMV	Regular	ı≥l	Regular	RMV	Regular	RMV
0	20 202 02	00.0	47 04B 2B	00:0	456.305.68	00:00	253,515.76	00:0
2020		00.0		00:0		00:00	159,084.75	0.00
2019		000		00:0	58,006.22	00:0	100,388.29	0.00
2010		000	-	00:0		00:0	51,555.76	00'0
102		000		00:0		00:0	39,742.07	00'0
2010		11.56		00:0		00:0	42,006.08	6.95
2013		813.08		68.55	8,865.85	80.11	43,463.79	652.59
2013		2 166 59		1,282.83	8,660.60	2,095.89	52,002.82	30,887.28
2013		1 011 67		3,148.00	10,320.84	5,313.88	48,488.10	53,524.28
2012		00.0		1,480.68	6,935.97	2,491.62	61,114,52	34,016.78
2010/Prior	7	3,047.21	60	5,181.32	59,751.21	8,227.92	1,103,685.02	1,080,173.66
TOTAL .	1	7.050.09	160.482.74	11,161.38	802,825.24	18,209.42	1,955,046.95	1,199,261.54

DELINQUENT PR	DELINQUENT PROPERTY TAX COLLECTED	LECTED FOR MUNICIPALITIES:	IIES:					
	TOTAL (Tax + Late Lis	TY LEVY CREDIT	ACCRUED INTER	ACCRUED INTEREST COLLECTED +	TOTAL CITY CASH COLLECTED (includes Tax Panalites Interest & Costs)	COLLECTED	YEAR END CITY LEVY DUE	LEVY DUE
MUNICIPALITY	Regular	Releases)	Regular	≥	Regular		Regular	RMV
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	406 404 90	20 707	13 630 34	949.30	78.488.56	1,676.23	67,630.48	167,422.26
Hendersonville	105,191.00	00.0		00:0		0.00	1,678.68	294.26
Drown - Main St	1 069 01	10.08		15.71	_	25.79	-	83.42
Sevenin Ave	1,000,0	94 59		129.94	N	224.53	1,473.78	8,743.20
raniei rain	2.222.7	000		00'0	0:00	00:0	00:00	115.00
Saluca	9 5	117 13		142,28		259.41	00:00	28,009.71
Fieldier	00.0	00.0		0.00		00:0	0.00	844.15
Flat Dock 52	00.0	5.38		7.99	0.00	13.35	00'0	287.87
Flat Noch 56	3 6	000		0000	0.00	0.00	00:00	27.40
Mills River	00.0	83.52		100.37	0.00	183.89	00:0	4,087.44
TOTAL	113,061.12	1,037.93	14,114.55	1,345.59	85,842.06	2,383,20	71,864.81	209,914.71

	TOTAL SPECIAL DISTRI (Tax + Late List Penalti	TRICT LEVY CREDIT	ACCRUED INTER	ACCRUED INTEREST COLLECTED +	TOTAL SPECU COL (includes Tax. Pen	TOTAL SPECIAL DISTRICT CASH COLLECTED colles Tax. Penalties, Interest & Costs)	YEAR END SPECIAL DISTRICT LEVY DUE	STRICT LEVY DUE
FIRE DISTRICT	Regular	ases)	Regular	RMV	Regular	RMV	Regular	RMV
Bat Cave	842.19	3.70	246.83	3.31	1,089.00	7.01	2,952.95	816.36
Dido Didos	15 927 74	284.81	2,120,70	333.13	17,899.67	617.94	46,145.76	31,642.59
Dane Island	7 0 26 0 4	109.17		161.58	7,730.31	270.75	22,428.04	16,755.99
Calla	17 485 12	95.90	•	136.94	16,923.49	232.80	37,553.50	17,804.60
Eureyvine Transful	10.058.05	85.83		75.47	17,095.49	161.30	21,629.79	12,627.78
Flowallillo	7,000,00	55 55		105.74	4,926.96	161.39	27,958.70	14,202.44
FIELGIE	77.704,4	000		00'0	293.21	00:0	1,119.56	866.44
Gerion	440.90	20.0		56.77	5.721.46	111.58	*	5,041.12
Green River	3,336.33	50.8		5.44	3,049.30	11.51	10,387.29	6,196.70
Min Lowe	11 900 50	104.15	_	159.95	-	263.80	30,241.08	23,310.41
Mill norme	1 050 77	14 61		16.08	2,096.40	30.69	2,872.09	1,167.66
Kaveri Rock	8 730 11	91.32	Ψ.	105.92		197.24	20,628.99	15,201.53
Valley Fill #2	0.00	17.72		17.05	00:00	34.77		1,490.40
TOTAL	93 386 42	923.74	15,556.50	1,177.38	98,531.24	2,100.78	235,603.06	147,124.02

TOTAL DELINQUENT PROPER	ENT PROPERTY TAX COLLECTED:	ECTED:		
	TOTAL LEVY CREDIT	ACCRUED INTEREST COLLECTED +	TOTAL CASH COLLECTED	YEAR END LEVY DUE
	Total	Lotai	Total	Total
General County Municipalities Fire Districts	752,726,42 114,099,05 94,310,16 961,135,63	171,644.12 15,460.14 16,733.88	821,034,66 88,225,26 100,632,02	3.154,308.49 281,779.52 382,727.08 382,727.08

Notes:
(1) Differences in the sum of Levy Credit + Accrued Interest and Total Cash Collected is attributable to Rebates (aka Releases) and Refunds (2) The Year End Levy Due columns include amounts due for years prior to 2010 which are legally unenforceable.

Respectfully Submitted,

Respectfully Submitted,

All to All Submitted,

Darlene Burgess, Tax Administrator

Darlene Burgess, Tax Administrator

Darlene Burgess, Tax Administrator

SWORN TO AND SUBSCRIBED BEFORE ME this.

JENNIFER P SCOTT Notary Public, North Carolina Henderson County My Commission Expires March 09, 2024

My Commission expires: $3 \cdot 9 \cdot 4 \cdot 2000$

Resolution Setting the Bond Amounts for the Tax Collector and Deputy Tax Collector

WHEREAS, N.C.G.S. 105-352 requires that before the tax receipts are delivered to the Tax Collector for collection, the Board of Commissioners must approve a bond amount for the Tax Collector and Deputy Tax Collector; and

WHEREAS, the Board of Commissioners is desirous of complying with N.C.G.S. 105-352;

NOW THEREFORE IT BE RESOLVED AS FOLLOWS:

- 1. The Bond amount for the Tax Collector shall be set at \$1,000,000 through August of 2023.
- 2. The bond amount for the Deputy Tax Collector shall be set at \$250,000 to run through August of 2023.

THIS the 20th day of July, 2022.

THE HENDERSON COUNTY BOARD OF COMMISSIONERS

	BY:	William Lapsley, Chairman
Attest:	(County Seal)	
Denisa La	uffer, Clerk to the Bo	 ard

Resolution Adopting the Order of Collection for the 2022-2023 Tax Year

WHEREAS, N.C.G.S. 105-352 requires that before the tax receipts for the 2022-2023 Tax Year may be delivered to the Tax Collector for collection the following must occur: (1) the Tax Collector must deliver any duplicate bills printed for prepayments received by the Tax Collector to the Finance Director and demonstrate to the Finance Director's satisfaction that all prepayments received have been deposited; (2) the Tax Collector must make settlement with the Board of Commissioners for all taxes placed in his hands for collection for the 2021-2022 tax year; and (3) the Board of Commissioners must approve the bonds proposed for the Tax Collector (and the Deputy Tax Collector) for collection of all taxes charged for the 2022-2023 Tax Year and all delinquent taxes

WHEREAS, prepayments were received for 2022 taxes; and

WHEREAS, the Board of Commissioners has approved the settlement for the taxes charged to the Tax Collector for collection for the 2021-2022 tax year, including the delinquent taxes; and

WHEREAS, The Board of Commissioners has approved the bonds proposed for the Tax Collector and the Deputy Tax Collector;

NOW THEREFORE BE IT RESOLVED that the order of collection attached hereto is hereby adopted.

THIS the 20th day of July, 2022.

THE HENDERSON COUNTY BOARD OF COMMISSIONERS

	BY:	
	W	illiam Lapsley, Chairman
Attest:	(County Seal)	
Denisa La		ard

ORDER OF COLLECTION

COUNTY OF HENDERSON

TO THE TAX COLLECTOR OF HENDERSON COUNTY:

You, Darlene Burgess, are hereby authorized, empowered, and commanded to collect the taxes, including current, insolvent and delinquent, set forth in the tax records filed in the Office of the Assessor for Henderson County and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the County of Henderson, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

WHEREAS, the County of Henderson includes the following unincorporated districts: Blue Ridge Fire District, Valley Hill Fire District, Edneyville Fire District, Etowah-Horseshoe Fire District, Fletcher Fire District, Green River Fire District, Mountain Home Fire District, Mills River Fire District, Dana Fire District, Gerton Fire District, Raven Rock Fire District, and Bat Cave Fire District. You are hereby ordered to collect on their behalf in accordance with paragraph one of this Order of Collection.

WHEREAS, an Interlocal Agreement for Tax Collection was made effective July 15th, 2015 between the County of Henderson and City of Saluda, you are hereby authorized and empowered to collect on their behalf in accordance with paragraph one of this Order of Collection and the adopted Interlocal Agreement.

WHEREAS, an Interlocal Agreement for Tax Collection was made effective July 1st, 2019 between the County of Henderson and City of Hendersonville, you are hereby authorized and empowered to collect on their behalf in accordance with paragraph one of this Order of Collection and the adopted Interlocal Agreement.

WHEREAS, the City of Hendersonville contains two special districts: Downtown-Main Street and Seventh Avenue, you are hereby authorized and empowered to collect on their behalf in accordance with paragraph one of this Order of Collection and the adopted Interlocal Agreement.

WHEREAS, an Interlocal Agreement for Tax Collection was made effective July 1st, 2019 between the County of Henderson and Town of Laurel Park, you are hereby authorized and empowered to collect on their behalf in accordance with paragraph one of this Order of Collection and the adopted Interlocal Agreement.

WITNESS my hand and official seal, this 20th day of July, 2022.

HENDERSON COUNTY BOARD OF COMMISSIONERS

	BY:	William Lapsley, Chairman
TTEST:	(OFFICIAL SEAL)	