

**2021 VALUE ADJUSTMENT BOARD**  
Minutes of the January Monthly VAB Meeting

Thursday, January 13, 2022  
9:00 AM, Council Chambers  
1<sup>st</sup> Floor, City Hall (St. James)

Council Member Randy DeFoor, Chairman  
Council Member Danny Becton, **Excused**  
School Board Member Charlotte Joyce  
Council Appointed Citizen Member Shirley Dasher  
School Board Appointed Citizen Member Kris Barnes

Cheryl Brown, VAB Clerk, **Excused**  
Heather Pelegrin, VAB Operations Manager  
Grace English, VAB Staff

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In Attendance:

William H. Jeter, Jr., VAB Attorney  
Brooks Dame, Executive Council Assistant, Council Member DeFoor  
Jerry Holland, Property Appraiser  
Tiffany Pinkstaff, Counsel to the Property Appraiser  
Keith Hicks, Chief Appraiser  
Harry Guetherman, Commercial Division Chief, PAO  
Jim Ogburn, Residential Division Chief, PAO  
Dana Clark, Customer Service Division Chief, PAO

Chairwoman DeFoor called the meeting to order at 9:12 AM

1. Introductions of Board and staff.
2. Chairwoman DeFoor stated the next item on the agenda was to approve the 2021 VAB Organizational Meeting Minutes held August 13, 2021. **Citizen Member Barnes made a motion to approve the Meeting Minutes from the 2021 VAB Organizational Meeting. 2<sup>nd</sup> by Citizen Member Dasher. Board approved 4-0.**
3. William Jeter, VAB Attorney, provided the Board with an update since the Organizational Meeting regarding VAB statistics, including the number of 2021 VAB petitions filed to date (3192); the number of withdrawals to date (2130); the number of Special Magistrate hearings scheduled to date (1291) and other data. He reported to the Board that the Special Magistrate Orientation was held (in the Lynwood Roberts Romo at City Hall) and attended by the Special Magistrates. Members of the Property Appraiser's Office also attended the Orientation and observed, participating in some of the discussions. The VAB Attorney also reported to the Board that the 2021 Pre-Hearing Checklist required by Department of Revenue Rules was timely provided to the VAB Clerk, and the Board was furnished a copy.
4. William Jeter, VAB Attorney, explained the Public Comments procedures.
5. Public Comments section:
  - **VAB # 2021-015052 – Simecia Nash, Petitioner, late file denial.** Ms. Nash filed her 2021 VAB value petition after the statutory filing deadline, and the Board Designee (the VAB Attorney) concluded that Ms. Nash had not demonstrated "Good Cause" for fling her Petition late. Ms. Nash asked the Board to overturn the Board Designee's denial of her late-filed Petition and the Board was provided copies of her late-filed Petition and of the Clerk's Notice of Denial. **There was no motion made; therefore, the Designee's denial of the late-filed Petition (VAB # 2021-015052) and the resulting Clerk's Notice stand.**
  - **Public Comments was closed with no further speakers.**

6. Deferral requests from Petitioners. There were none.
7. Deferral requests from the Property Appraiser's Office. There were none.
8. Consider the recommended decisions listed on the 2 page excel spreadsheet for the 2021 January 13, 2022 VAB Meeting. **Citizen Member Barnes made a motion to approve all of the recommended decisions on the excel spreadsheet. 2<sup>nd</sup> by Citizen Member Dasher. Board approved 4-0.**
9. William Jeter, VAB Attorney, gave an explanation regarding a pending lawsuit filed in 2020 against the 2019 VAB, Tax Collector and Property Appraiser's Office by an unsuccessful Petitioner, RCM Acquisitions, LLC. He stated he filed motions seeking to have the VAB dismissed or dropped from the pending lawsuit, but the Motions are still pending. Plaintiff's counsel of record has died since the Complaint was filed, and no substitute counsel has appeared. The case has remained idle for more than a year. Normally, this lack of prosecution would result in an order from the presiding Judge directing the Plaintiff to "show cause" why the lawsuit should not be dismissed. Presumably, due to the pandemic, this has not occurred. The parties were requested to provide the Court a case management plan, and the Defendants complied.

Announce date and location of next 2021 VAB meeting:

Thursday, February 10, 2022 at 9:00 am  
1<sup>st</sup> Floor, City Hall, Council Chambers

Meeting was adjourned at 9:52 AM.