



## 2024 VALUE ADJUSTMENT BOARD

### MEETING MINUTES

January 16, 2025

9:00 A.M.

CITY COUNCIL CHAMBER

Council Member Will Lahnen, Chair  
Council Member Joe Carlucci- **Excused**  
Council Member Rahman Johnson, Alternate  
School Board Member Darryl Willie  
Council Appointed Citizen Member Shirley Dasher  
School Board Appointed Citizen Member Dominic Cummings

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#### In attendance:

Merriane Lahmeur – Interim Value Adjustment Board Clerk  
Heather Pelegrin, Assistant Chief of Legislative Services – VAB  
Johnathan Griffis – VAB Staff  
Andrew Cable – VAB Staff  
Aaron Thalwitzer– VAB Attorney  
Jamey Crozier – Executive Council Assistant, Council Member Lahnen  
George Foote – Executive Council Assistant, Council Member Carlucci  
Tiffany Pinkstaff – Counsel to Property Appraiser Joyce Morgan  
Joyce Morgan – Property Appraiser  
Keith Hicks – Chief Appraiser, Property Appraiser’s Office  
Harry Guetherman – Commercial Division Chief, Property Appraiser’s Office  
Jim Ogburn – Residential Division Chief, Property Appraiser’s Office  
Sage Sullivan – Tangible Personal Property Division, Property Appraiser's Office

Meeting convened 9:02 AM

Chair Lahnen convened the meeting, and the attendees introduced themselves for the record. Chair Lahnen shared that, pursuant to a January 14, 2025 Memorandum from Council President White, Ms. Lahmeur was designated to be the Interim Value Adjustment Board Clerk until such time as a permanent City Council Director/Secretary, who serves as the clerk of the governing body, is confirmed by the City Council.

1. Approval of the September 12, 2024, Organizational Meeting Minutes (Meeting minutes were emailed to VAB Board Members for review on 1/14/2025) **Board Member Cummings made a motion to approve the September 12, 2024, Organizational Meeting. The motion was seconded by Board Member Dasher. The Board approved 4-0.**

2. Public Comments: None

3. Deferral Requests from Petitioners: No deferral requests from petitioners, confirmed by Asst. Chief Pelegrin.

#### 4. Deferral Requests from PAO:

- VAB # 2024-000138 – Gary Hunter, Sr.
- VAB # 2024-000402 – Mazurek Richard Hart
- VAB # 2024-000425 – Sharyn A. Wood
- VAB # 2024-000615 – Brumley Fiona Elizabeth
- VAB # 2024-000946 – Yazegi Marwan

Ms. Pinkstaff, Counsel to the Property Appraiser Joyce Morgan, explained the deferral process. She said the petitions for which the deferrals are requested each have distinct issues. Ms. Pinkstaff said that she could discuss each petition, if it was the will of the Board. She said that typically the practice has been to submit a rationale in writing to the petitioner with the reasons the petition was pulled from ratification, permit the petitioner to respond in writing, and then the special Magistrate reviews both sides and makes a recommendation to the Board at the following meeting. Chair Lahnen surveyed the Board for interest in hearing more details about the deferrals or opposition to deferring these items, and there was neither.

**Board Member Dasher made a motion to approve the 5 deferral requests from the PAO. The motion was seconded by Board Member Cummings. The Board approved 4-0.**

5. Consideration of Special Magistrate Recommended Decisions. Chair Lahnen said there were 254 total, and less the 5 PAO deferrals just approved, the Board is considering 249 recommendations. There was no discussion among the members. **Board Member Cummings made a motion to approve the 249 Special Magistrate Recommended Decisions. The motion was seconded by Board Member Willie. The Board approved 4-0.**

#### Other Business

Asst. Chief Heather Pelegrin provided an update on the petition count for the 2024 VAB year, as of January 14, 2025. Ms. Pelegrin said there were 5642, of which 5550 were on time and to date, 92 were filed late. Chair Lahnen asked what last year's total was, and Ms. Pelegrin said it was 4448. Chair Lahnen noted that the petition count is already more than a thousand greater than last year.

#### Date and location of next meeting on Thursday February 13, 2025

Chair Lahnen said the next meeting will be held in the Council Chamber. There was discussion about changing the meeting start time. Chair Lahnen mentioned the lengthy commuting distance for the VAB Attorney, and he proposed either keeping the start time at 9:00 am or changing it to 11:30 am. The Board agreed to change the meeting start time to 11:30 am. Board Member Willie asked about how to keep the public informed regarding the change. Ms. Pelegrin said she will send out a new meeting notice with the adjusted start time, that the meeting notice and start time will be posted on the VAB website, and the recommended decision letters sent out to petitioners have the meeting date, time and location printed on the bottom of the letter.

Meeting adjourned at 9:09 AM.

Colleen Hampsey – Council Research Division

[CHampsey@coj.net](mailto:CHampsey@coj.net) 904-255-5151

Submitted: January 17, 2025 at 5:00 pm