

ARLINGTON COUNTY, VIRGINIA  
BOARD OF EQUALIZATION MINUTES

September 29, 2021

**Members Present:** Mary P. Dooley – Chair  
Jose Penaranda – Secretary  
Barnes Lawson  
Barnes Lawson  
Mark Yates  
Gregg Hoffman  
Ken Matzkin

**Members Absent:** Mary Hogan

**Staff Present:** Laurie Roskind, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, Commercial Appraiser, Ervwing Appraiser Supervisor with the Department of Real Estate Assessments and Richard Millman, Director for the Department of Real Estate Assessments.

**Live Recording & Caption:** Rosa I. Torres, Secretary for the Board of Equalization

**I. Call to Order**

The meeting was called to order at 9:00 a.m., by Chairman Mary Dooley in a Virtual Microsoft Team Meeting that was recorded live with and closed caption to be posted in YouTube and on the Real Estate Assessments webpage.

**II. Case Hearings**

In the interest of protecting confidential information in the commercial hearings, the appellant presentations and Q&A were closed, while the Board’s decision remained open.

**CASE 21-185**      *Sun Trust Bank C/O Corporate Real Estate & Workpl*

6745 Lee Hwy  
RPC 11-006-015

Grant Steinhauser represented the owner and requested to withdraw this case to the Board.

**Decision and Rationale:** Mary Dooley moved to withdraw RPC 11-006-015. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to withdraw RPC 11-006-015.

**CASE 21-103**      *Gelman Arlington Shopping Center, LLC*

2901 Columbia Pike  
EU2500903G  
RPC 25-013-002, 25-014-001 & 29-014-002

Ilene Boorman represented the owner and requested to withdraw the case to the Board.

**Decision and Rationale:** Mary Dooley moved to accept the withdrawal of EU2500903G. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to accept the withdrawal of EU2500903G.

**CASE 21-221**                      *Arlington Gateway Owner, LP*

801 N Glebe Rd  
RPC: 14-051-356

Jordan Harman and Ilene Boorman represented the owner and presented the case before the Board.

Christopher Chikes, Arlington County Commercial Appraiser and Ervving Bailey, Arlington County Commercial Appraiser Supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$50,790,200.

**Decision and Rationale:** Greg Hoffman moved to confirm the county's assessment of \$50,790,200. Jose Penaranda seconded. The motion passed, 4-2, to confirm the county's assessed value of \$50,790,200. Ken Matzkin and Barnes Lawson were the dissenting votes. The rationale was based on the lack of compelling evidence to make a change.

**CASE 21-187**                      *Rossllyn Hotel Associates, LLC*

1651 N Oak St  
EU1702503H  
RPC: 17-003-023, 17-003-024 & 17-003-025

Jordan Harman and Ilene Boorman represented the owner and presented the case to the Board.

Chris Chikes, Commercial Appraiser for Arlington County and Ervving Bailey, Commercial Appraiser Supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$50,835,500 to \$48,523,400. The county recommended that the Board confirm the revised assessment of \$48,523,400.

**Decision and Rationale:** Ken Matzkin moved to accept the county's revised assessment of \$48,523,400. Mary Dooley seconded. The motion passed, 4-2, to confirm the county's reduced revised value of \$48,523,400. Barnes Lawson and Greg Hoffman were the dissenting votes. The rationale was based on accepting the county's reduced assessment.

**CASE 21-215**                      *Crystal City Hospitality Corporation*

2646 Richmond Hwy  
RPC: 36-042-002

Ilene Boorman represented the owner and presented the case to the Board.

Chris Chikes, Commercial Appraiser for Arlington County and Ervving Bailey, Commercial Appraiser Supervisor with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$19,781,200 to \$18,732,900. The county recommended that the Board confirm the revised assessment of \$18,372,900.

**Decision and Rationale:** Mark Yates moved to accept the county's revised assessment of \$18,372,900. Barnes Lawson seconded. The motion passed, 6-0, unanimously, to confirm the county's reduced revised value of \$18,372,900. The rationale was based on accepting the county's reduced assessment.

**III. Other Business**

**IV. Minutes**

**V. Recess Meeting**

There being no further business the meeting was recessed at 10:10 **a.m.** until October 5, 2021

Minutes by: Rosa I. Torres

DocuSigned by:  
*Mary Dooley*  
9CA83DE685F04BA  
Mary P. Dooley

DocuSigned by:  
*Jose Penaranda*  
C5FB90941B36472  
Jose Penaranda

DocuSigned by:  
*Barnes Lawson*  
55F6E9D3B9914DB  
Barnes Lawson

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Mary Hogan (not present)

DocuSigned by:  
*Greg Hoffman*  
4C8FD98799C142B  
Greg Hoffman

DocuSigned by:  
*Mark A. Yates, Sr.*  
EA8D8639604213F  
Mark A Yates Sr

DocuSigned by:  
*Ken Matzkin*  
578D9B18CA0F1E2  
Ken Matzkin