ARLINGTON COUNTY, VIRGINIA BOARD OF EQUALIZATION MINUTES

October 7, 2020

Members Present: Mary P. Dooley – Chair

Jose Penaranda – Secretary

Mark Yates Sr Ken Matzkin Barnes Lawson Gregg Hoffman

Members Absent: Mary Hogan

Staff Present: Christopher Chikes, Commercial Appraiser, Robert Peralta, Commercial Appraiser, Erwving Bailey, Commercial Supervisor Appraiser for the Department of Real Estate Assessments and Richard Millman, Director for the Department of Real Estate Assessments.

Live Recording & Live Caption: Rosa I. Torres

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 20-211 PQ Apartments LLC

1600 N 16th St EU1702702A

RPC: 17-027-010 & 17-027-011

Saul Gilstein and Cindy Eyler represented the owner and presented the case before the Board.

Erwving 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 \$65,560,500.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment of \$64,159,700. Mary Dooley seconded. The motion passed, 4-2, to reduce the county's assessed value of \$64,159,700. Barnes Lawson and Greg Hoffman were the dissenting votes. The rationale was based on the county's after-rehab exemption.

CASE 20-152 AP LLC, C/O Ryan LLC

3865 Wilson Blvd RPC: 14-041-013

Robert Peralta, Commercial Appraiser and Erwving 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 \$49,147,700.

Grant Steinhauser represented the owner and presented the case before the Board.

Decision and Rationale: Jose Penaranda moved to confirm the county's assessment of \$49,147,700. Barnes Lawson seconded. The motion passed, 5-1, to confirm the county's assessed value of \$49,147,700. Greg Hoffman was the dissenting vote. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-29 BNA Washington Inc

2500 Clarendon Blvd RPC: 18-007-031

Blake Warren represented the owner and presented the case before the Board and requested to withdraw.

Decision and Rationale: Mary Dooley moved to withdraw. Ken Matzkin seconded. The motion passed, unanimously, 6-0, to withdraw RPC 18-007-031. The rationale was based on the appellants request to withdraw.

III. Other Business

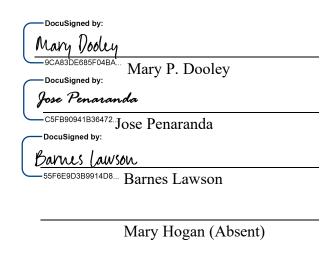
Erwving Bailey, Arlington Appraiser Supervisor for the Department of Real Estate Assessments spoke to the Board about the affordable unit policy cap rate.

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at 10:36 a.m. until October 14, 2020

Minutes by: Rosa I. Torres



Docusigned by:

Gry Koffman

4C8FD98799C143B... Greg Hoffman

Docusigned by:

Mark J. Hates, Sr.

EA8D8639604243B... Mark Yates Sr

Docusigned by:

Len Markin

578D9B18CA0F4BD... Ken Matzkin