

MINUTES
ALACHUA COUNTY 2014
VALUE ADJUSTMENT BOARD
ORGANIZATIONAL MEETING
Thursday, April 7, 2014 – 2:00 p.m.
County Administration Building
Grace Knight Conference Room - 2nd Floor
12 Southeast First Street
Gainesville, Florida

PRESENT: Commissioner Robert “Hutch” Hutchinson, Chair; School Board Member, Kirk Smith Vice Chair; Commissioner Susan Baird and School Board Member Gunnar Paulson.

ALSO PRESENT: Clerk of the Court J.K. Irby, VAB Deputy Clerk Rosie Gilmore, VAB Deputy Clerk Deanne Williams, VAB Attorney Denise Lyn, and Attorney for Property Appraiser Val Bates.

1. Call to Order –

Clerk Irby called the meeting to order at 2:37 pm.

2. Approval of Agenda

Commissioner Hutchinson moved to approve the agenda as amended. The motion carried 4-0.

3. Introduction of members and staff – provide contact information – J.K. Irby, Clerk

4. Election of Chair and Vice Chair – J.K. Irby, Clerk
(Chair must be a County Commissioner)

Commissioner Baird moved to elect County Commissioner Hutchinson as the Chair. The motion carried 4-0.

Commissioner Baird moved to elect Citizen Member Kirk Smith for Vice Chair. The motion carried 4-0.

5. Sunshine Rules Overview – VAB Attorney –
link: <http://www.myflsunshine.com/sun.nsf/sunmanual>

VAB Attorney Lyn presented an overview of the Sunshine Law.

Chair Hutchinson requested to have an agenda review scheduled before these meetings in the future.

6. DOR Uniform Policies & Procedures Manual for VABs – VAB Attorney – link in two locations:

County - <http://www.alachuacounty.us/government/clerk/vab/>

State -

<http://www.alachuacounty.us/Depts/Clerk/Documents/UniformPoliciesProceduresManual.pdf>

VAB Attorney Lyn also presented the DOR Training video for VAB members.

7. Selection of 2014 Special Magistrates – Summary sheet of applicants’ qualifications and requirements attached – VAB Attorney

- a) Select Special Magistrates to hear:

- issues of exemptions and classifications

- issues regarding the valuation of real estate – residential and commercial

- issues regarding the valuation of tangible personal property

VAB Attorney Lyn presented the above item.

Commissioner Baird moved to select Reggie Carter for residential, commercial and tangible property Magistrate. The motion carried 4-0.

Commissioner Baird moved to select Yvonne Yegge as the Attorney Special Magistrate. The motion carried 4-0.

Commissioner Baird moved to select John Robinson and Donald Terrana for the alternate Magistrates if needed. The motion carried 4-0.

- b) Authorize the Clerk to negotiate contracts with the Special Magistrates and alternates, and direct the Chair to execute the agreement subject to approval by the VAB Attorney.

VAB Attorney Lyn presented the above item.

Commissioner Baird moved to authorize the Clerk to negotiate contracts with the Special Magistrates and direct the Chair to execute the agreement subject to approval by the VAB attorney. The motion carried 4-0.

8. Selection of designee to make good cause decisions for late filed petitions (VAB Attorney) and for rescheduling of petitions (Clerk) – VAB Attorney

Commissioner Baird moved to select the VAB Attorney as the designee to make good cause decisions regarding late filed petitions and the Clerk for rescheduling of petitions. The motion carried 4-0.

9. Authorize Chair to sign Resolution ratifying the Clerk to charge fee of not more than \$15 for each parcel covered by the petition as allowed by FAC Rule 12D-9.015(7).

Commissioner Baird moved to authorize the Chair to sign Resolution 14-01. The motion carried 4-0.

10. 2014 Calendar (Information only)

11. Abruzzo Senate Bill – VAB Attorney

VAB Attorney Lyn presented the above item.

2013 VAB Business

12. Approve Minutes of VAB Meeting on January 16, 2014

Commissioner Baird moved to approve the minutes. The motion carried 4-0.

13. Consideration of Recommended Decisions on Petitions heard by the Special Magistrates

Exemptions

Petition

Magistrate recommends to Grant

2013-084-H

Pamela Riddle Bird c/o Tom Daniel
Parties will be present

Chair Hutchinson recognized Tom Daniel, Pamela Riddle Bird and Val Bates who addressed the Board regarding this petition.

Citizen member Smith moved to approve the Magistrates decision to grant Petition 2013-084-H. The motion passed 3-1 with School Board member Paulson opposing.

Real Property

Petition

Magistrate recommends to Grant

2013-248-V

Alachua Development LLC
Parties will be present

VAB Attorney Lyn informed the Board that the taxes were unpaid on this petition as of 4/1/14.

Commissioner Baird moved to deny Petition 2013-248-V due to non-payment of property taxes. The motion carried 4-0.

Petition #

Magistrate recommends to Grant

2013-249-V

Bellamy Grand LLC
Parties will be present

Chair Hutchinson recognized Terry Jewel and Chris Hines who addressed the Board regarding this petition.

Citizen member Smith moved to approve the Magistrates decision to grant Petition 2013-249-V. The motion carried 4-0.

Petition #

Magistrate recommends to Grant

2013-125-V

Inland American Lodging

Commissioner Baird moved to approve the Magistrates decision to grant Petition 2013-125-V. The motion carried 4-0.

Petition #

Magistrate recommends to deny

2013-052-V

Alexander Reece

2013-054-V

Taylor Chris Holdings LLC

2013-055-V

JLAR Holdings LLC

2013-056-V

Madison's Ave of Gainesville

2013-057-V

Madison's Ave of Gainesville

2013-072-V

FL Bells LLC

2013-073-V

Colton Trustee

2013-075-V

SA Investments LLC

2013-082-V

Florida Rock

2013-085-V

Phil and Ruth Denton

2013-161-V

Michael & Denise Baldwin

2013-162-V

Michael & Denise Baldwin

2013-192-V

Elizabeth Pooley

2013-260-V

SFR 2012 1 FL LLC

2013-263-V

The Land Tax Group

2013-295-V

ViewPoint Inv LLC

Commissioner Baird moved to approve the Magistrate decision to deny Petitions 2013-052, 2013-054, 2013-055, 2013-056, 2013-057, 2013-072, 2013-073, 2013-075, 2013-082, 2013-085, 2012-161, 2013-162, 2013-192, 2013-260, 2013-263, and 2013-295. The motion carried 4-0.

Tangible Property

Petition #

Magistrate recommends to deny

2013-077-T
2013-111-T
2013-112-T
2013-113-T

Charles W Bentley
Winn Dixie Stores Inc
Winn Dixie Stores Inc
Winn Dixie Stores Inc

Citizen member Smith moved to approve the Magistrates decision to deny Petitions 2013-077, 2013-111, 2013-112, 2013-113. The motion carried 4-0.

11. Authorize Chair to sign the Decision of the VAB (Form DR-485V) for each of the final decisions made by the VAB.

School Board member Paulson moved to authorize the Chair to sign the Decision of the VAB (Form DR-485V) for each of the decisions made by the VAB today. The motion carried 4-0.

12. Public Comment

There was no one present to address the Board.

13. The meeting was adjourned at **4:10 pm**.