

**MINUTES**  
**ALACHUA COUNTY 2015**  
**VALUE ADJUSTMENT BOARD**  
**ORGANIZATIONAL MEETING**  
Thursday, March 5, 2015 – 10:00 a.m.  
County Administration Building  
Grace Knight Conference Room - 2<sup>nd</sup> Floor  
12 Southeast First Street  
Gainesville, Florida

**PRESENT:** Commissioner Robert “Hutch” Hutchinson, Chair; Citizen Member, Ruben Ramos, Vice Chair; Commissioner Mike Byerly 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.

**ABSENT:** **Citizen member Kirk Smith.**

1. Call to Order –

Clerk Irby called the meeting to order at 10:04 a.m.

2. Approval of Agenda

Chair Hutchinson requested to move Petition 2014-105-O up on the 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 Byerly moved** to elect County Commissioner Hutchinson as the Chair. The motion carried 4-0.

**Commissioner Byerly moved** to elect Citizen Member Ruben Ramos 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.

## 2014 VAB Business

### Organizational Exemptions

#### Petition#

#### Magistrate Recommends to Deny

2014-105-O

Gainesville Area Chamber of Commerce  
Parties will be present

Chair Hutchinson recognized Attorney John Roscow, Tim Guiliani, Attorney John Dent and Emma Brown.

**School Board member Paulson** moved to approve the Magistrate's recommendation to deny Petition 2014-105-O. The motion carried 4-0.

### Real Property

Chair Hutchinson recognized Emma Brown to address the Board.

**Commissioner Byerly moved** to ask the Deputy Clerk to look into the language on the web site explaining to the public what their rights and obligations are under this process and make it more user friendly and return at our next meeting with a recommendation to change it. The motion carried 4-0.

#### Petition #

#### Magistrate Recommends to Deny

2014-067-V

Perkins & Marie Callender's LLC

2014-071-V

Office Solutions of Gville 2 LLC

2014-072-V

Office Solutions of Gville 2 LLC

2014-073-V

Office Solutions of Gville 2 LLC

2014-082-V

SM-Bentwood LLC

2014-083-V

SM-Whisperwood LLC

2014-106-V

Patrick & Sejong Leavens

2014-109-V

Joseph Brown

2014-110-V

Joseph & Emma Brown

2014-111-V

Emma Brown

2014-116-V

Hung-Ju Chu

2014-223-V

Canopy Borrower LLC

**Commissioner Byerly moved to** approve the Magistrate's decision to deny Petitions 67, 71, 72, 73, 82, 83, 106, 109, 110, 111, 116, and 223. The motion carried 4-0.

## Tangible Property

### **Petition #**

### **Magistrate Recommends to Deny**

2014-097-T  
2014-253-T  
2014-256-T

Macaroni Grill #31329  
Olive Garden #1217, GMRI Inc  
GMRI, Inc.-Red Lobster #10861

**School Board member Paulson moved** to approve the Magistrate's decision to deny Petitions 97, 253 & 256. The motion carried 4-0.

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>

7. Selection of 2015 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 Byerly moved** to approve the staff recommendation to hire all three 3 applicants: Attorney Yvonne Yegge for exemptions and classifications, Reginald Carter for valuation of residential, commercial and tangible property, and Scott Sehr for the valuation of residential. 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 Byerly 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 Byerly 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).

**Citizen member Ramos moved** to authorize the Chair to sign Resolution 15-01. The motion carried 4-0.

10. 2015 Calendar (Information only)

11. Training video for VAB members – VAB Attorney

Link: <http://dor.myflorida.com/dor/property/vab/training.html>

VAB Attorney Lyn presented the above item.

12. Correspondence Received – VAB Attorney

No action necessary.

13. Approve Minutes of VAB Meeting on January 15, 2015.

**Citizen member Ramos moved** to approve the minutes. The motion carried 4-0.

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

**Citizen member Ramos 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.

15. Public Comment

There was no one present to address the Board.

The meeting was adjourned **at 12:09 pm.**