

Regular Meeting – April 15, 2021 – 8:30 AM

Page 1

Members Present: Terry Tolbert – Chairman
James A. Gunter – Vice Chairman (via teleconference/videoconference)
Laura Hegstrom – Secretary (via teleconference/videoconference)
Betty Ellington – Member (via teleconference/videoconference)

Others Present: Roderick Conley – Chief Appraiser
Stacey Scott – Deputy Chief Appraiser of Operations
Roxann Prescott – Recording Secretary
Abda Quillian – Legal Counsel (via teleconference/videoconference)

Mr. Gunter made a motion to accept the revised agenda as presented. Ms. Hegstrom seconded. The motion passed with a unanimous vote.

PERSONNEL RECOGNITION

A. Certificate Presentation: Wendy Stepherson
B. Taxpayer Letter: Vernetta Harvey
Wendy Stepherson

CITIZENS ITEMS

None

DIVISION MANAGER STAFF REPORTS

Division Manager Staff Reports – Agenda Item: IV

APPROVAL OF MINUTES

Ms. Hegstrom made a motion to approve the following:
Minutes of the April 1, 2021 Regular Meeting. – Agenda Item: V
Mr. Gunter seconded. The motion passed with a unanimous vote.

OLD ITEMS

None

CONSENT AGENDA – NEW ITEMS

Mr. Gunter made a motion to approve the following:
1. Application for Exemptions – Submitted for Approval of Recommendation
A. Real Property – Agenda Item: VII-1A
Ms. Ellington seconded. The motion passed with a unanimous vote.

Regular Meeting – April 15, 2021 – 8:30 AM

Page 2

Ms. Hegstrom made a motion to approve the following:

2. Notices of Assessment (NOAs) – Submitted for Approval of Recommendation
 - A. Personal Property 45-Day NOAs – *Agenda Item: VII-2A*
 - B. Support Services 45-Day NOAs – *Agenda Item: VII-2B*
 - C. Non-Homesteaded Mobile Home 45-Day NOAs – *Agenda Item: VII-2C*

Ms. Ellington seconded. The motion passed with a unanimous vote.

Mr. Gunter made a motion to approve the following:

3. Appeal Waivers – Submitted for Approval of Recommendation
 - A. Residential – *Agenda Item: VII-3A*

Ms. Ellington seconded. The motion passed with a unanimous vote.

Ms. Ellington made a motion to approve the following:

4. Property Corrections – Submitted for Approval of Recommendation
 - A. Notification Letters
 1. Residential – *Agenda Item: VII-41*

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Mr. Gunter made a motion to approve the following:

5. Certifications to the Board of Equalization – Submitted for Approval of Recommendation
 - A. Support Services – *Agenda Item: VII-5A*
 - B. Aircraft – *Agenda Item: VII-5B*

Ms. Ellington seconded. The motion passed with a unanimous vote.

6. Notification Items

- A. Support Services – Homestead Exemption Corrections Listing – *Agenda Item: VII-6A*

REGULAR AGENDA

1. Chief Appraiser Items

- A. Tyler Update – Public access site procedural issues with the Tax Commissioner have been resolved. Able to retrieve prior year information on the public access site. qPublic connectivity with Tyler has been resolved and the vendor will continue development and be ready over the next few weeks. We continue to work with the vendor to tailor it to our needs. Other remaining issues with Tyler have been resolved. – *Agenda Item: VIII-1A*
- B. Aircraft Audit Update – Appeal Listing – The next step in the audit process is for the Appeals to have a Board of Equalization hearing.
- C. 2021 Market Re-Valuation Summary - Maryellen Burner for Support Services – 4,439 Homestead applications were received for TY2021. 2,160 of those were new applications done in person, 1,260 of those were new applications done online and 1,039 were Homestead upgrades. The lines for in person applications were not as bad as last year with the exception of March 29th, which had the heaviest foot traffic. Julie Marine for Residential – Twice the amount of Splits/Combinations were processed this year over last year, there was a considerable increase in permits and sales from last year and staff completed about seven times the field reviews over last year. 83% of Permits were for the West Chatham area. Sales in the Westbrook area were steady while older established neighborhoods

in Port Wentworth saw an increase this year. Bloomingdale properties are beginning to sell at higher prices with the speculation of land being used for future development or commercial purposes. The neighborhood with the largest increase is Liberty City and the neighborhood with the largest decrease is Grovehill II. Property sales in the Downtown, Historic and Starland neighborhoods had noticeable increases this year. Eastside neighborhoods saw large increases in sales volume and sale prices. Island neighborhood sales were heavier in larger, established areas as well as Condo sales. Skidaway had over 350 sales and Tybee Island had an abundance of sales that may have a significant market impact. Lisa Lowrimore for Commercial/Personal Property - A complete revaluation of all income properties to include hotels, motels, shopping centers, multi-family, apartments, warehouses and office buildings was done. Of the various property types, market changes for TY2021 were noted in the mega warehouse and multi-family type properties and hotel and motels on Tybee Island. An upward trend in the Starland district was noted for multi-family properties. There has been an upward trend on Tybee Island for hotels, motels and bed and breakfast inns as well. Personal Property completed a revaluation of all boats and aircraft and added over 2,400 new accounts for TY2021. There have been over 8,800 returns processed this year, of that 2,889 were filed online. Approximately 200 more returns were filed this year than last year. – *Agenda Item: VIII-1C*

2. Board Member Items

A. Budget FY20/21 – *Agenda Item: VIII-2A*

3. Chairman Items

A. Executive Session

Mr. Gunter made a motion to move in to Executive Session at 8:54 AM to discuss Personnel & Litigation items. Ms. Hegstrom seconded. The motion passed with a unanimous vote. Mr. Gunter made a motion to move out of Executive Session at 9:15 AM. Ms. Hegstrom seconded. The motion passed with a unanimous vote.

B. TY2020 BOE Decision Report – *Agenda Item: VIII-3B*

Mr. Gunter made a motion to approve the following:

4. Certifications to Superior Court – Submitted for Approval

A. BOA – *Agenda Item: VIII-4A*

20709 02005	Savannah Industrial Properties	TY2020
20127 02009	Lewis Commercial Properties LLC	TY2020
20004 38011	Broughton Street Partners Co., LLC	TY2020
20590 03010A	Markent Partnership, LLP	TY2020

Ms. Ellington seconded. The motion passed with a unanimous vote.

Mr. Gunter made a motion to approve the following:

5. Approvals to Superior Court – Submitted for Approval

A. Taxpayer – *Agenda Item: VIII-5A*

10202 05020	Mathew M. & Denise McCoy	TY2020
10334 01010	Justin & Jennifer Redmond	TY2020
20004 15011A	East Bay Street Holdings, LLC	TY2020
20490 05020C	MTL/PNL Stillwater, LLC	TY2020
20646 02041	World Wholesale, Inc.	TY2020

Regular Meeting – April 15, 2021 – 8:30 AM

Page 4

20649 06002	RSA Enterprises	TY2020
20700 01004	401 Montgomery Crossroads LLC	TY2020
20755 02024	CRD Abercorn Associates, LLC	TY2020
20770 01004	Sarah Ellen Elza Stephens	TY2020
20783 03001	JDN Investment Properties, LLC	TY2020
70009 02001	DSI Realty Company II, LLC	TY2020

B. BOA – Agenda Item: VIII-5B

20709 02005	Savannah Industrial Properties	TY2020
20127 02009	Lewis Commercial Properties LLC	TY2020
20004 38011	Broughton Street Partners Co., LLC	TY2020
20590 03010A	Markent Partnership, LLP	TY2020

Ms. Ellington seconded. The motion passed with a unanimous vote.

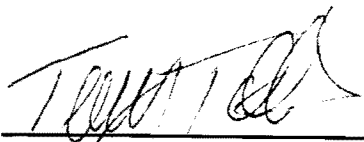
6. Attorney Items

A. Final Order

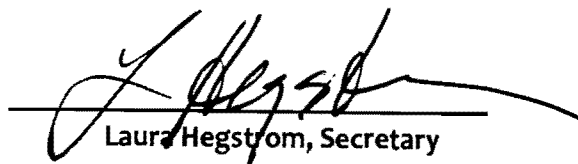
20003 11014	CFI Legacy The Hue, LLC	TY2019
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ADJOURNMENT

Ms. Hegstrom made a motion to adjourn the meeting at 9:18 AM.
 Mr. Gunter seconded. The motion passed with a unanimous vote.



 Terry Tolbert, Chairman



 Laura Hegstrom, Secretary