

**Board of Real Property Assessments and Appeals
Minutes of the Public Meeting held on
Tuesday, July 21, 2010**

The Chairperson, Towanda Paul-Bryant, called to order the Board's public meeting for 2010 on July 21, 2010 at 11:08 a.m. in Room 220 at 441 4th Street NW. The quorum consisted of Towanda Paul-Bryant, Cliftine Jones, Patrick Chauvin, Frank Sanders, Patrick Blake, James Walker, Robert Cooper, Trent Williams, May Chan and Sean Warfield.

Ms. Paul-Bryant opened the meeting by introducing the newest member of the board, Patrick Blake. She stated that Mr. Blake is a real estate attorney and his expertise is welcomed addition to the board. Mr. Blake stated that he is looking forward to serving.

Ms. Paul-Bryant stated that the next item of business is announcing the training schedule for Tax Year 2011. Training schedule:

- August 4, 2010
 - 1:00 p.m. – 3:00 p.m. – Presentation by CoStar
 - 3:00 p.m. – 5:00 p.m. – Presentation by Commercial
- August 10, 2010
 - 3:00 p.m. – 5:00 p.m. – Presentation by Office of Tax and Revenue
- August 11, 2010
 - 1:00 p.m. – 3:00 p.m. – Presentation by Delta & Associates

Ms. Paul-Bryant asked if any members had any comments and questions. Mr. Walker asked if suggestions for possible presenters still be accepted. Ms. Paul-Bryant said yes and the deadline for the suggestions are due on Friday, July 23, 2010.

Ms. Paul-Bryant moved the next item of business is the new appeal forms for Tax Year 2011. She stated that in an effort to continue to streamline the Board's process, the appeal forms have been revised. With regards to assessment appeal form, a line for mortgage balance was added. In addition, if the assessment appeal pertains to a commercial property, then the petitioner must complete the new Schedule A Form. A new form was created for Homestead Appeals. Ms. Paul-Bryant stated that new forms and instructions were placed on the Board's website: brpaa.dc.gov. Also, the new forms were forwarded to the major commercial petitioners for use in filing appeals for Tax Year 2011.

Ms. Paul-Bryant stated since the board has streamlined many of its processes and the caseload has become more manageable, the board will have committees for Tax Year 2011. Each member may choose to participate in one of the following committees: Legal, Commercial or Residential. She stated that the committee assignments would be announced at the next public meeting.

Ms. Paul-Bryant thanked the members for a very productive 2010 tax season. She stated that the Board has made many strides in reforming the Board's process and the member's hard work and dedication made it possible.

Ms. Paul-Bryant asked the Administrative Officer, Renee McPhatter, to provide a report. Ms. McPhatter stated that for Tax Year 2010, the Board received 6,126 appeals and the Board is currently hearing homestead and classification appeals. She noted that for Tax Year 2011, the Board has received 788 appeals to date.

Ms. McPhatter stated that on Tuesday, May 26, 2010, the Council voted on the District's FY 2011 budget. The Mayor's FY 2011 proposed budget for the Board of \$698,000. The Council increased the Board's budget to \$1.3 million. The increase is to fund reform efforts including an independent audit arranged by the Office of Inspector General on the Office of Tax and Revenue for the purposes of examining the District's management and valuation of commercial real property assessments.

Lastly, Ms. McPhatter announced the next public meeting which will be Wednesday, August 11th at 11:00 a.m. in Room 220 (Office of Zoning Hearing Room).

Ms. Paul-Bryant opened the floor for questions and comments on the Administrative Officer's report. Mr. Chauvin asked to compare the amount new appeals received by the Board for Tax Year 2011 to the same time last year for Tax Year 2010. Ms. McPhatter stated in July 2009, the Board had received approximately 1,200 appeals for Tax Year 2010 compared to the 788 appeals for Tax Year 2011. She stated that one reason for the decrease is that OTR moved to a new location during the first level appeals season and its schedule has been pushed back. She noted that there will increase in appeal filings in September.

Mr. Walker asked how the increase in funding for the Board for FY 2011 is to be used. Ms. Paul-Bryant stated the Board did not request the additional funds and the Council stated that the funds were to be used for reform measures.

Ms. Paul-Bryant asked if the public had any comments. Bart Uze, a commercial petitioner, made a statement regarding the new forms. He suggested the forms need to be revised to provide more clarification. For example, he noted that the form asked for NOI but did not state how the Board would like to see the NOI calculated. Mr. Sanders stated that the NOI should be stated the same way that it is stated on the Income and Expense Forms that are required by the Office of Tax and Revenue. Ms. Paul-Bryant stated the Board appreciated his comments and would take them under advisement. Mr. Williams stated that the Board should put the clarifying instructions on the Board's website.

Mr. Walker asked Mr. Uze if he thought the number of second level appeals should decrease for Tax Year 2011 since OTR commissioned a new cap rate study and assessments have decreased. Mr. Uze stated that although assessments for commercial and hotel properties decreased, the assessments for apartments went up.

With no further public comments, Ms. Paul-Bryant adjourned the meeting at 11:33 a.m.