

**COUNTY OF HENRICO, VIRGINIA
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION
REGULAR MEETING
June 21, 2023**

Minutes of a regular meeting of the Board of Real Estate Review and Equalization held on June 21, 2023, at 8:30 a.m., in the Board Room of the Administration Building, Parham Road.

Present: Ms. Norma Harris, Chairman
Mr. John Schwartz, Vice Chairman
Mr. Robert Marshall, Secretary
Ms. Marian Martin
Mr. Joe Marchetti, Jr.

Also Present: Ms. Sheila Minor, Finance Director
Mr. Jason Hughes, Real Estate Director
Mr. David Patterson, Real Estate Section Manager
Ms. Lynda Carter-Tubbs, Commercial Appraiser Supervisor
Ms. Barbara Custis, Residential Appraiser Supervisor
Ms. Megan Ambrose, Business Supervisor
Ms. Brooke Mills, Commercial Appraiser
Mr. Will Mitchell, Senior Commercial Appraiser
Mr. Dal Kirby, Senior Commercial Appraiser
Mr. Jimmy Wilson, Senior Commercial Appraiser
Mr. Brian Steele, Corresponding Secretary
Ms. Gia Short-Smith, Recording Secretary

The Chairman, Ms. Norma Harris, called the meeting to order.

Ms. Harris asked if there were any changes to the minutes of the Board meeting on June 7, 2023. The minutes were approved as presented.

Mr. Hughes congratulated Mr. Schwartz for being selected as a member into the VCU Kornblau Real Estate Program "Real Estate Circle of Excellence" at the VCU School of Business. He also informed the Board that the office has completed 12 out of the 102 commercial appeals filed and 176 out of the 455 residential appeals filed. The 2024 reassessment will begin next week. Mr. Hughes introduced Commercial Appraiser, Brooke Mills, who formerly worked as a trainee in the Spotsylvania County Assessor's office.

The Board heard case 514 for Target Corporation, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Ms. Marchetti moved to accept the County's recommendation. Ms. Martin seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin, Marchetti
No: None

The Board heard case 548 for Sams RE Business Trust, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Mr. Marshall moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin, Marchetti
No: None

Mr. Marchetti left at 9:13 a.m.

The Board heard case 528 for Canterbury Property 1 LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Mr. Mitchell presented the case for the County. Mr. Schwartz moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard case 515 for PFI VPN Portfolio Fee Owner LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Mr. Kirby presented the case for the County. Mr. Schwartz moved to lower the assessed value to \$6,454,900. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard cases 517, 518, 519, 520, 521, 522, 524 & 525 for DK Greengate LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessments were not at market value. Mr. Wilson presented the cases for the County. Mr. Schwartz moved to accept the County's January 1, 2023 assessed values. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard cases 549 and 550 for MCP West Broad Marketplace LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessments were not at market value. Mr. Wilson presented the cases for the County. Mr. Schwartz moved to accept the County's recommendations. Mr. Marshall seconded the motion for 549 and Ms. Martin seconded the motion for 550. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard case 551 for MCP West Broad Marketplace LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Mr. Wilson presented the case for the County. Mr. Schwartz moved to lower the assessed value to \$30,241,800. Ms. Martin seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard case 552 for MCP West Broad Marketplace LLC, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Mr. Wilson presented the case for the County. Mr. Schwartz moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

The Board heard case 527 for Colonnades West VA LP, presented by Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment was not at market value. Mr. Wilson presented the case for the County. Ms. Martin moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

Ms. Martin moved to approve the ninety cases not contested by the property owners as presented by the County in the attached agenda. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Harris, Schwartz, Marshall, Martin
No: None

Mr. Marshall left at 11:32 a.m.

The next meeting is scheduled for Wednesday, July 19, 2023.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read 'Robert Marshall', with a stylized, flowing script.

Robert Marshall, Secretary