

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

August 7, 2019
APPROVED

Members Present: Mary P. Dooley – Chair
José Peñaranda - Secretary
Greg Hoffman
Mary Hogan
Mark Yates Sr
Barnes Lawson

Members Absent: Veronica Nunn

Staff Present: Erwving Bailey, Commercial appraiser supervisor
Laurie Roskind, Commercial appraiser

I. Call to Order

The meeting was called to order at 9:00 a.m., by Chairman Mary Dooley, in Azalea Room 103 of the Arlington County Administrative Offices, 2100 Clarendon Boulevard, Arlington, Virginia 22201.

II. Case Hearings

In the interest of protecting confidential information in the commercial hearings, the appellant presentations and Q&A were closed, while the Board's decision remained open.

CASE 19-183 1101 Wilson Owner LLC, %Monday Properties LLC

1101 Wilson Blvd

EU16015030

RPC: 16-039-002, 16-039-003, 16-039-021

Ilene Boorman represented the owner and presented the case before the Board.

Erwving Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$111,663,100.

Decision and Rationale: Mary Dooley moved to confirm the county's assessed value of \$111,663,100. Mary Hogan seconded. The motion passed 4-2, to confirm the county's assessment. Greg Hoffman and Barnes Lawson were the dissenting votes. The rationale was a lack of compelling evidence to make a change.

CASE 19-177 1000-1100 Wilson Owner LLC, %Monday Properties LLC

1100 Wilson Blvd

RPC: 17-001-010

Ilene Boorman represented the owner and presented the case before the Board.

Erwving Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$211,231,900.

Decision and Rationale: José Peñaranda moved to reduce the county's original assessment to \$202,830,200. Mary Hogan seconded. Motion passes 4-2. Gregg Hoffman and Barnes Lawson were the dissenting votes. The rationale was based on the increasing expenses to \$10.00.

CASE 19-142 *Potomac Yard Land Venture LLC, c/o Merieian Group LLC*

Crystal Dr
RPC: 34-027-071

Ilene Boorman represented the owner and presented the case to the Board.

Erwving Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$25,826,400.

Decision and Rationale: Ilene Boorman requested to withdraw the case before the panel of the Board Members. Mary Dooley moved to accept withdrawal requested by appellants representation. José Peñaranda seconded. The motion passes unanimously to withdraw case.

CASE 19-203 *BNA Washington, Inc.*

1801 S Bell St
EU34010030
RPC: 34-026-038, 34-026-039

Ilene Boorman represented the owner and presented the case to the Board.

Erwving Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$93,409,300.

Decision and Rationale: Gregg Hoffman moves to confirm county's original assessment of \$93,409,300. Barnes Lawson seconded. Motion passed 5-1 to confirm county's original assessment. Mark Yates was the dissenting vote. The rationale was the lack of compelling evidence to make a change.

CASE 19-205 *Meridian One BP LLC, c/o The Meridian Group*

1010 N Glebe Rd
RPC: 14-013-046

Ilene Boorman represented the owner and presented the case to the Board.

Erwving Bailey, Arlington County residential supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$44,744,800.

Decision and Rationale: Mark Yates moved to confirm county's original assessment to \$44,744,800. Mary Hogan seconded. The motion passed 5-1, to confirm county's assessment. Gregg Hoffman was the dissenting vote. The rationale was the lack of compelling evidence to make a change.

CASE 19-17 *Donaldson Run Recreation Assoc. Inc. c/o Wallace*

2729 N Marcey Rd
RPC: 04-011-229

Peter Fallon and Mike Griffin represented the owner and presented the case to the Board.

Erwving Bailey, Arlington County commercial supervisor appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the 2019 assessment of \$3,484,000.

Decision and Rationale: Greg Hoffman moved to reduce the assessment to \$3,048,000. Mark Yates seconded. The motion passed 3-2, to reduce the assessed value to \$3,048,484. The dissenting votes were José Peñaranda and Mary Hogan. Barnes Lawson removed himself from the BOE Hearing due to conflict of interests for this case. The rationale was based on \$13.00 per square foot of land.


III. Other Business

IV. Minutes

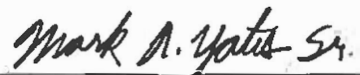
V. Recess Meeting

There being no further business the meeting was recessed at 11 :38 a.m. until August 14, 2019.

Minutes by: Rosa I. Torres



Mary P. Dooley



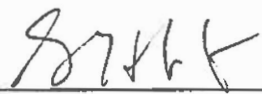
Mark A. Yates Sr.



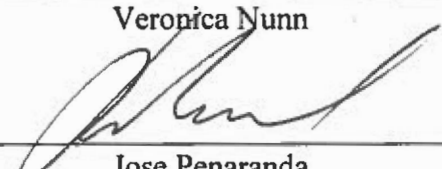
Barnes Lawson



Mary Hogan



Greg Hoffman

Veronica Nunn


Jose Penaranda