

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

September 25, 2019

APPROVED

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

Absent Member: Veronica Nunn and Mary Hogan

Staff Present: Erwing Bailey, Commercial appraiser supervisor
Robert Peralta, Commercial appraiser
Christopher Chikes, 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 19-162 *Lenox Club L P, C/O Forest City Enterprises Inc*
401 12th St S
RPC: 35-001-008

Grant Steinhauser represented the owner and presented the case before the Board.

Erwing 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 \$109,522,200.

Decision and Rationale: José Peñaranda moved to reduce the assessment to \$109,304,000. Mark Yates seconded. The motion passed 4-1, to reduce the value to \$109,304,000. Barnes Lawson was the lone dissenting vote. The rationale was based on adjusting the cap rate to 6.2 on affordable.

CASE 19-173

Gateway AP LLC, C/O Ryan LLC

3865 Wilson Blvd
RPC: 14-041-013

Grant Steinhauser represented the owner and presented the case before the Board.

Robert Peralta, Arlington County appraiser and Ervving 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 to \$52,204,100.

Decision and Rationale: Mary Dooley moved to reduce the assessment to \$49,089,600. Barnes Lawson seconded. The motion passed 4-1 to reduce the assessed value to \$49,089,600. José Peñaranda was the lone dissenting vote. The rationale was based on using the appellant's Column G figures back to the county's original cap rate to 6.75% and the adjustment below the line.

CASE 19-263

US MF 19nineteen, LLC

1919 Clarendon Blvd
RPC: 17-011-068

Thomas Branham represented the owner and presented the case to the Board.

Christopher Chikes, 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 to \$93,298,200.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$93,298,200. Greg Hoffman seconded. The motion passed unanimously, 5-1 to confirm the assessed value of \$93,298,200.

III. Other Business

IV. Minutes

V. Recess Meeting

There being no further business the meeting was recessed at **11:05 a.m.** until September 25th, 2019.

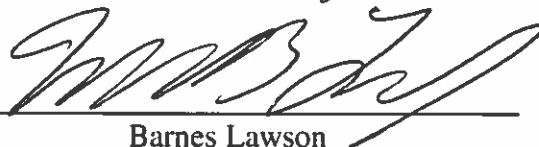
Minutes by: Rosa I. Torres



Mary P. Dooley



Mark A. Yates Sr.



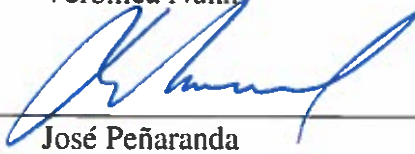
Barnes Lawson

Mary Hogan



Greg Hoffman

Veronica Nunn



José Peñaranda