

**ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT
APPEALS & REVIEW**

**MINUTES OF THE REGULAR MEETING HELD
THURSDAY, MARCH 14, 2024**

PRESENT:

WAYDE FARGOTSTEIN, BOARD CHAIR
RICHARD SNIPE, VICE CHAIR
MICHELLE PAYANZO, SECRETARY
LESANS MONTGOMERY, MEMBER
MICHAEL SULEY, MEMBER
SUSAN THORNTON LARA, MEMBER

ALSO PRESENT:

AMY SCHREMPF, BOARD SOLICITOR
BARBARA BALDWIN, BOARD ADMINISTRATOR

Call to Order, Roll Call

Mr. Fargotstein called the meeting to order at 8:02 a.m. Ms. Payanzo called the roll and determined that all were present, and a Quorum was present.

Approval of the Minutes of the Prior Regular Meeting of February 29, 2024

Mr. Suley made a motion to table the meeting minutes from February 29, 2024, because the minutes were received late. Ms. Montgomery second. All in favor. Motion Carried.

Public Comment Period

Mr. Silvestri addressed agenda item number four on the Board Solicitor's report for parcel ID# 457-P-255. The item was a request to reissue disposition with current date for tax years 2021, 2022 and 2023. Mr. Silvestri agreed with the request but felt that the disposition issued for tax year 2021 should be rand reissued with the appropriate CLR. Mr. Silvestri stated that the 87.5% CLR that was applied to tax year 2021 was incorrect given the litigation the resulted in the reduction of the CLR to 63.5%. Mr. Silvestri expressed that there has not been a procedure for years to address the common level ratio issue. Mr. Silvestri notes that he provided evidence to support the CLR changes.

Ms. Schrempf states that she and Mr. Silvestri have discussed this issue however, it's Ms. Schrempf's opinion that the BPAAR is bound by the common level ratio that's issued by STEB. The BOV is not bound by the same. Ms. Schrempf asserts that the best remedy is to grant the new letters with current date for all tax years and appeal to the BOV.

Solicitor's Report (Ms. Schrempf)

Ms. Schrempf provided the Board with a mark-up of the assessment appeal hearing form and telephone tip sheet. The documents are available on the BPAAR Teams group page. Ms. Schrempf requested that the Board review them for approval at the next Board meeting.

Tax exemption application for tax years 2022 – forward for parcel ID# 455-P-141. This tax exemption was heard by Mr. Montgomery in November of 2023. The owner purchased the property in December 2021. The prior exemption was removed by operation of the deed. In 2022, the property owner filed a timely exemption for 2023 and not for 2022.

Mr. Suley made a motion to grant the tax exemption application for 2023 – forward and denied the retro active application for 2022. Mr. Snipe second. All in favor. Motion carried.

Request to reissue disposition with current date for tax year 2022 and 2023 for parcel ID# 370-H-15. The owner representative states that while the status of the appeal reflects full Board approval on the real estate website, he nor his client received the notice of disposition.

Ms. Montgomery made a motion to grant a new disposition with current date. Mr. Suley second. All in favor. Motion carried.

Request to reissue disposition with current date for parcel ID# 457-P255. This item was addressed by Mr. Silvestri under public comments.

Mr. Suley made a motion to grant the reissued dispositions with current date for tax years 2021, 2022 and 2023. Ms.

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Montgomery second. All in favor. Motion carried.

Disposition Form Change. – OPA has added the case number to the Board dispositions. This is the same number used to access the evidence portal.

Mr. Suley made a motion to approve the disposition form changes. Ms. Payanzo second. All in favor. Motion carried.

Discussed training logistics for training required by County Council ordinance. Mr. Snipe suggested Mr. Suley's thoughts on implementing the training.

Mr. Suley offered to arrange the training working with Ms. Barbara Baldwin. There are two options. The first would be to bring all speakers to a live session of the training; most expensive. The second option which is most affordable would be to reserve the Gold Room on the fourth floor in the Allegheny County Courthouse. This option will also allow as many participants as possible to attend the training. There's 2 three hour modules. Lunch to be provided. Additional details to consider is invoicing, registration and sign-up, sending notification of training and setting up a second training session for those aren't able to the first training.

Mr. Suley states if Hearing Officer do not complete the training, they cannot hear appeals. Same goes for Board members. The goal is for the first training to be held by April 15, 2024.

The Assessors Association of Pennsylvania will provide the certificates.

Board Administrators will be responsible for tracking training every two years.

Ms. Schrempf added that she would like to have in-house training on April 25, 2024, following a Board meeting, for Hearing Officers to cover how to use the system and expectations on completing hearing officer reports.

Mr. Suley asked Mr. Fabian, Chief Assessor, if Tyler Technologies has a written manual for the appeals side of IAS World. Mr. Fabian responds not that he is aware of. Mr. Suley asked if a request can be placed with Tyler for a manual. Mr. Fabian responded yes.

Mr. Snipe asked if Hearing Officer and Board members will be paid for the training.

Ms. Schrempf responds that the hearing officer will be paid however, County Council states that Board members will not be paid for the training.

Ms. Schrempf request an Executive session to discuss personnel matters.

Appeals Department Report (Ms. Brown)

Ms. Brown provided the Appeals department status report as submitted. The Appeals department continues to receive appeals applications for 2024. It's a lot slower pace than normal. The number appeals filed are lower than last year around the same time. Current appeals filed 2,368.

Mr. Suley asked Ms. Brown if the City of Pittsburgh School District has filed appeals for this year. Ms. Brown said that she has not received appeals application from the City of Pittsburgh School District.

Items from OPA Department (Ms. Brooks)

None proffered.

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Mr. Suley asked Ms. Brooks for an update regarding the CLR function with Tyler Technologies.

Ms. Brooks states that she has been in communications with Tyler Technologies and plan to meet with on March 26, 2024.

Items from the Board Administrator (Ms. Baldwin)

Request for reissue disposition with current date for parcel ID# 85-A-57. Hearing was scheduled and heard on October 13, 2024. Disposition was mailed January 18, 2024. Property owner stated that he did not receive the disposition and is requesting a new letter with current date to appeal to the BOV.

Ms. Payanzo made a motion to grant the reissue disposition with current date. Mr. Suley second. All in favor. Motion Carried.

Rescind and reissue disposition with corrected values for parcel ID# 2-E-53-HU for tax years 2022 and 2023.

Mr. Snipe made a motion to rescind and reissue disposition with corrected values for tax years 2022 and 2023. Mr. Suley second. All in favor. Motion carried.

Rescind and reissue for parcel ID# 249-N-126 and 298-N-33.

Mr. Suley made a motion to table rescind and reissues for parcel ID# 249-N-126 and 298-N-33. Ms. Payanzo second. All in favor. Motion Carried.

Board Website Updates

The Board meeting schedule changes were made to the webpage. Ms. Schrempf also provided the Board with proposed changes to the BPAAR web page.

Mr. Suley made a motion to approve BPAAR web page changes. Ms. Payanzo second. All in favor. Motion Carried.

Board Approval List

Tax Year 2023, First Parcel ID# 1569-L-88

Tax Year 2022, First Parcel ID# 1-M-38

Tax Year 2022Y, First Parcel ID# 2-G-50

Tax Year 2021, First Parcel ID# 561-E-50

No pulls or recusals

Mr. Snipe made a motion to approve the board approval lists as submitted. Ms. Montgomery second. MOTION CARRIED.

Old Business.

Tyler Technologies – CLR application update in IASWorld

New Business.

BPAAR Plan to Comply with Bill 12917-24 and 12918-24 – Mr. Suley deferred to discuss at future Board meeting.


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Case Review Cost Study Mr. Suley deferred to discuss at future Board meeting.
2024 Signoffs after Appeal Hearings Mr. Suley deferred to discuss at future Board meeting.

Adjournment

Meeting adjourned at 9:06 a.m.

Executive session held to discuss personnel matters.


Michelle Payanzo, Board Secretary