

DAVIE COUNTY BOARD EQUALIZATION AND REVIEW MINUTES OF APRIL 16TH, 2019 MEETING

The meeting was called to order by Jim Eaton, Chairperson of the Board of Equalization and Review at 6:00 pm. Members of the Board in attendance were Con Shelton, Kelly Funderburk, Barry Etter, Mark Hancock, Neal Cheek and Glenn Mace. Mr. Eaton made everyone aware that since all board members were present tonight, the regular members would be the voting members and the alternates which are Kelly Funderburk and Mark Hancock were welcome to ask questions but would not be voting members. Also, a reminder that after tonight's meeting there will be no more appeals accepted by the tax office for the 2019 tax year, as this is the adjournment date for the Board.

The next order of business was to approve the minutes as read from the April 2nd meeting. A motion was made by Barry Etter to approve the minutes as read followed by Con Shelton with a second. The motion was voted on and passed with no opposition.

The next order of business was to hear an appeal from Horne Properties Inc. on parcel H4-000-00-106.07 p/o Lot 7 Lowes Homes Center. Mr. Horne was not present for the appeal. Mike Beck Revaluation Coordinator for the county stated Mr. Horne felt the property was not worth the \$174,890 because he sold the other half of this lot to Waffle House and Lowes restrictions state only one building can be built per lot, this restriction limits any possible potential interest in this as a buildable lot. Mike also stated that he asked Mr. Horne to provide a letter from Lowes stating this and he did not provide this information. After some discussion by the Board, a motion was made by Con Shelton to accept the county recommendation of \$174,890, followed by Barry Etter with a second. The motion was voted on and passed with no opposition.

The next order of business was to hear an appeal from Ashley Furniture for the tax year 2018 and also for tax year 2019.

Mr. Hank Vanoy was there to represent Ashley Furniture and stated that the appeal would be based on the fact that the tax office had misapplied the schedule of values to the tax cards for the property at 333 Ashley Furniture Way, Advance, NC 27006 and also fails to take into account both functional and economic obsolescence. Mr. Vanoy introduced Mike Moran who is the plant engineer for Ashley Furniture. He presented information showing why he thinks the county misapplied the schedule of values to the tax cards for Ashley. The next speaker was John Leighty, the Executive Vice President of Distribution & Transportation for Ashley Furniture. His presentation was explaining why he felt the tax office has failed to take into account both functional and economic obsolescence on the tax cards. The next speaker was Ron Wanek, founder of Ashley Furniture. He stated that he felt the true market value of the property should be about \$25,000,000, as opposed to the \$88,047,800 that the tax office states on the tax card. After much discussion, a motion was made by Glenn Mace to table the appeals for Ashley for a minimum of 30 days with a maximum of 60 days in order for County Revaluation Coordinator, Mike Beck and Ashley Plant Engineer, Mike Moran to get together and discuss the information that Ashley Furniture presented. Neal Cheek followed with a second. The motion was voted on and passed with no opposition.

The next order of business was any old or new business to be discussed. Brian Myers, Clerk to the Board stated there are assessment agreements that are still out awaiting contact from tax payers that will have to be brought before the Board for Approval. This can be accomplished in a meeting to be scheduled in the next few weeks to be coordinated with the schedules of the Board members. At this time the Board voted to go into closed session with their counsel Chad Bomar. A motion was made by Con Shelton followed by Barry Etter. The motion was voted on and passed with no opposition. After the closed session, a motion was made to adjourn the meeting by Con Shelton followed by Barry Etter with a second. The motion was voted on and passed with no opposition. The meeting adjourned at 8:30.

Respectfully submitted,

Brian Myers

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Clerk to the Board of Equalization and Review