

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Special Meeting – July 2, 2020

The Grandview Heights Schools Board of Education met in special session via video conference due to the COVID-19 pandemic.

Call to Order: President Jesse Truett called the meeting to order at 5:00 p.m. and read the following statement:

Good afternoon, I'd like to call to order this meeting of the Grandview Heights Board of Education on Thursday, July 2, 2020.

Just like with our previous meetings, in light of the COVID-19 pandemic, we are holding this meeting using videoconferencing technology. We feel this is the safest way to hold a meeting in light of the state's stay-at-home order and guidance regarding social distancing. The Ohio General Assembly and Attorney General have approved the use of virtual meetings as a viable alternative to conducting public hearings during this time, and the district's alternative complies with the new statutory directives.

Please also be advised that Board of Education meetings are not hearings – they are meetings. We are in full compliance with House Bill 197 by having our meeting live-streamed so that members of the public can observe and hear the discussions and deliberations of the Board.

Roll Call

Members Present:

Eric Bode
Emily Gephart
Kevin Gusé
Jesse Truett
Molly Wassmuth

Members Absent:

Treasurer Beth Collier gave the following overview of the property value appeal case with TVSS Grandview Goodale, LLC:

- The TVSS Grandview Goodale, LLC property was brought onto the tax duplicate at \$8,854,100 for tax year 2018.
- The owner filed a property appeal at the Franklin Co. Board of Revision (BOR) and successfully got the value reduced to \$5,165,000 for TY 2018. Grandview Heights Schools (GHS) filed a counter-complaint at the BOR so the District could participate in the hearing.
- Following the BOR's decision to reduce the value of the property, GHS filed an appeal with the State of Ohio Board of Tax Appeals (BTA).
- GHS's appraiser determined a preliminary estimated value of the property between \$7,000,000 - \$7,500,000 for TY 2018 and between \$7,775,000 - \$8,000,000 for TY 2019 (higher in 2019 because of additional build-out of office space).
- Because the property was over-valued (in the opinion of both appraisers) GHS will lose tax revenue that would have been shifted to other tax payers in TY 2018 and TY 2019 that will not be able to be recouped.
- After the BOR reduced the value to \$5,165,000 for TY 2018, the County increased the value to \$9,850,000 for TY 2019, which means GHS will incur a loss of tax revenue for both years, the amount of which will depend on the ultimate agreed-upon values. We are unsure why the County lowered the value of the property at the BOR hearing, then subsequently increased it again for tax year 2019 months later.
- TY 2018 (if we did nothing): A value decrease of \$3,689,100 (\$8,854,100 to \$5,165,000) is a tax loss of \$86,697 ($\$3,689,100 \times 35\% \times .067145400$)
- TY 2019 (if we did nothing): A value decrease of \$4,685,000 (\$9,850,000 to \$5,165,000) is a tax loss of \$109,523 ($\$4,685,000 \times 35\% \times .066792810$)
- Our strategy was to minimize our tax loss as much as possible.
- We proposed a settlement agreement of \$54,874.58 for TY 2018, which is the tax revenue GHS would have received if that property was valued at \$7,500,000, and \$66,275.17 for TY 2019, which is the tax revenue GHS would have received if the property was valued at \$8,000,000. Given the facts of this case, we felt this was the most favorable outcome for GHS. The property owner accepted this settlement offer from GHS.
- The agreement calls for the first payment to be made upon approval of the agreement, and the second payment to be made 60 days later.

Motion 21-001 (Business and Finance) Mr. Bode moved to approve the following:

1. Property Settlement Agreement

Recommend the Board approve a settlement agreement with TVSS Grandview Goodale, LLC for tax year 2018 and tax year 2019.

Mr. Bode seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mr. Truett, aye; Ms. Wassmuth, aye.

Motion carried 5-0.

Motion 21-002 (Adjourn) Mr. Gusé moved to adjourn the meeting. Ms. Wassmuth seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mr. Truett, aye; Ms. Wassmuth, aye.

President Truett declared the meeting adjourned.

ATTEST:

President

Treasurer