

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT Regular Meeting of the Board of Directors March 09th, 2022

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, March 9th, 2022 at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present: Donald Gartman
Matt Doyle
Tom Farmer
Chad Tressler

Members Absent Scott Brast
Cheryl Johnson

Others present: Chief Appraiser Tommy Watson, Director of Finance & Administration Bertha Curry, Executive Assistant Lauren Frame, Deputy Chief Appraiser Krystal McKinney, In house Staff Attorney Nick Perez and Taxpayer Liaison Officer Norman Franzke.

1. OPEN SESSION

With a quorum present, Chairman, Donald Gartman called the meeting to order at 4:00 PM. He stated that the meeting had been duly called and the public meeting notice was properly posted in accordance with the Open Meetings Act, Texas Government Code; Chapter 551. He asked the attendees to join in the Pledge to the Flag of the United States, followed by the Pledge to the Texas Flag.

2. Welcome Guests and Comments from the Public.

There were no comments at this time.

3. Review and Consider Approval of the Minutes from the January 12th, 2022 meeting.

There were no changes or comments.

Mr. Doyle **MOVED** to accept and approve the minutes from the January 12th, 2022 board meeting. Mr. Tressler **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

4. Review and Consider Approval of the Financial Report for the periods ending January 31st, 2022 and February 28th, 2022.

There were no questions or comments from the board.

Mr. Farmer **MOVED** to accept and approve the financial report for the periods ending January 31st, 2022 and February 28th, 2022. Mr. Tressler **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

5. Review and Consider Report of the Taxpayer Liaison Officer for the months of January and February 2022.

Mr. Franzke stated he received 5 emails in the month of January and 2 emails and a phone call in the month of February and stated there are no outstanding unresolved issues but if there are any questions, he will answer them. The Chairman explained to Mr. Doyle that Mr. Franzke has been wonderful since he began as the Taxpayer Liaison.

6. Review and Consider Report of the Appraisal Review Board for the months of January and February 2022.

Mr. Watson stated the ARB did not meet.

7. Review and Consider the Appraisal Staff Report for the months of January and February 2022.

Mrs. McKinney stated the PVS results came in and the CAD is successfully within interval and was declared valid, the Comptroller ratio study was published February 8th and Galveston CAD came in with a 1 which is a great indication that we are doing our job. The Appraisal staff is working on completing field inspections. Preliminary data is showing a 1 to 1.5 increase month over month from January 2021 to January 2022.

8. Review and Consider the Staff Attorney Pending Litigation Report for the months of January and February 2022.

Mr. Perez stated 400 suits have been filed from January 01, 2021 to today. We have officially closed out half of these and most of them are in the pending area or are awaiting the Judge's signatures. He is estimating a total of \$84,000 in savings for the district. The arbitration team has been doing very well with getting the arbitrations pushed through with the Comptroller and settling what we can, so far, our win loss ratio is 33 to 13. So, all in all we have a very good start to 2022 with the litigation and arbitrations. Mr. Farmer asked Mr. Perez if we came up with a solution to the cases last year that the settlements had delays on and had some outstanding fees due to the delays. Mr. Perez stated that every week, Deja Harrell and I sit down and verify the list we have and the District Clerks website and will verify if it is closed there then it is closed here, once it is closed here at our office, we will then look at another list to verify if it has gone or is scheduled to go to the tax office to make the changes.

9. Discuss the 2021 Property Value Study Findings.

Mr. Watson stated we passed every school district this year and since this is a normal ratio study year, we will not have another study for 2022. Mr. Doyle stated there is a gigantic lack of knowledge in Texas City on how this study works and we need to help them understand what is going on. Mr. Watson stated he is trying to educate himself and started reading about the school finances, the district is going to work on something to take to the schools and present so that they can understand as well.

10. Chief Appraisers Report

Mr. Watson stated that we sent out 126,000 notices last year and will probably send out the same amount this year. The volume of sales has increased 4.65%, the Comptroller is raising our rate of 1 ½ % a month. The median home value of Galveston County in 2018 was \$220,000 today it is \$314,950 that is a 12.8 % than last year which was \$279,000. With the information that we get from TREPP and Costar, last year their numbers were down due to covid, they are already going up based on what the numbers are telling us already.

11. Comments from the Board of Directors

The Chairman asked for board comments. Mr. Tressler had nothing to add, Mr. Farmer stated great report, Mr. Doyle stated he probably said enough. The Chairman stated he appreciates everything we do and thanked the CAD. Mr. Watson stated we have hired 3 more employees so we are at the 53-employee mark and will be losing one long term employee in May; Mark Meyer in Land Appraisal will be retiring.

12. Correspondence

There was no correspondence at this time.

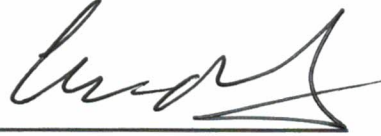
13. Set Date of Next Regular Meeting.

Wednesday: April 13th, 2022 at 4:00PM.

14. Adjournment

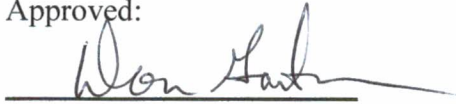
The regular business meeting of the Galveston Central Appraisal District Board of Directors was adjourned Wednesday, March 09th, 2021 at 4:20 PM.

Respectfully Submitted,



Chad Tressler
Secretary

Approved:



Donald Gartman
Chairman