

BOARD OF REVISION

The Geauga County Board of Revision met on Monday, November 8, 2021 at 9:00 a.m. in the Auditor's Conference Room on the first floor of the Courthouse Annex located at 231 Main St., Chardon, OH 44024.

Hearings are scheduled for in person or by Webex technology and open to the public at the Courthouse Annex location.

Present: County Auditor Charles E. Walder, County Treasurer Christopher P. Hitchcock, and County Commissioner James W. Dvorak.

Also Present: Deputy Auditor Jared Spring, and Deputy Auditor Rachel Blystone.

Tax Year 2020 Valuation Complaints Formal Hearings begin as Scheduled.

Let the record note the hearings are digitally recorded.

29-066100 Chagrin Woods LLC Complaint filed by Lantern of Chagrin Valley, Inc. Counter filed by Chagrin Falls EVSD

George Kirt Kirtland, Chief Financial Officer for Chagrin Woods, was sworn in by Auditor Walder. Present, attorney John Desimone representing the owner. Present, attorney Robert Brindza representing Chagrin Falls EVSD. Auditor Walder noted for the record that the Auditor's Office has the parcel in question valued at \$8,159,000 yet they feel it is worth \$7,000,000 and asked them to explain to the Board why the value should be reduced.

Attorney Desimone opened with information about the property, spoke on the Covid 19 Complaint filed, increase of value on property, and exhibits presented. Attorney Desimone questioned Mr. Kirtland about the following; three facility affiliations, income, cash flow, occupancy, marketing, construction, expenses for labor, and the effects of Covid 19. Attorney Desimone and Mr. Kirtland also spoke on exhibits that included; income statement, summary pages, lease expenses, and lockdown. Mr. Kirtland also spoke regarding health and safety of staff, decline in revenue, and increase in expenses. Attorney Brindza questioned Mr. Kirtland regarding the relationship between the three properties, prior tenants, original investors, partnerships, allocations, purchase sale/agreement dated May of 2021, mortgage information, appraisal information, and loans that they received to assist during Covid 19. Auditor Walder questioned Mr. Kirtland on the lease holder, consideration during purchase, plan of stabilization for the facility, buyout of the property, and taxes vs fair market value. Treasurer Hitchcock questioned conveyance of sale, mortgage, appraisal, and value. Jared Spring reviewed the data that included construction and slow increase through 2021. Mr. Kirtland responded to questions asked, with follow up information from Attorney Desimone.

Action

After a review of the testimony and all other information available it was Motion by Christopher P. Hitchcock, seconded by James W. Dvorak to not reduce the Tax Year 2020 Market Value from \$8,159,000 to \$7,000,000 based on information provided.

Voice vote, three ayes. Charles E. Walder, Christopher P. Hitchcock, and James W. Dvorak.

Motion carried.

General Business

Approval of Minutes

Motion by James W. Dvorak, seconded by Charles E. Walder to approve the minutes from October 25, 2021.

Voice vote, two ayes. Charles E. Walder, and James W. Dvorak.

Motion carried.

Remissions/Refunds of Late Payment Penalties per ORC 5711.33 and 5711.39

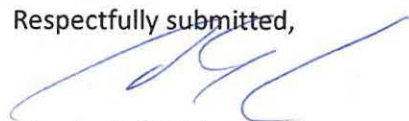
Motion by James W. Dvorak, seconded by Charles E. Walder to remit and/or refund the following late payment penalties for Tax Year 2020 \$3,005.95 due to reasonable cause and not willful neglect and based upon the recommendation of the County Treasurer Christopher P. Hitchcock:

See Attached List

*Voice vote, two ayes. Charles E. Walder, and James W. Dvorak.
Motion carried.*

Being no further business to conduct it was moved by Christopher P. Hitchcock to adjourn the November 8, 2021 BOR meeting at 10:21 a.m.

Respectfully submitted,


Charles E. Walder, Auditor
Secretary/Board of Revision

