MINUTES

BOARD OF DIRECTORS' REGULAR MEETING

JUNE 9, 2011

The El Paso Central Appraisal District Board of Directors held a regular meeting on Thursday, June 9, 2011, at 5:43 p.m., in the Conference Room of the El Paso Central Appraisal District at 5801 Trowbridge, with the following members present:

Gary Gandara, Vice-Chairman
Yvonne Sanchez, Secretary
Alfredo Borrego
Eddie Holguin, Jr.
Isela Castañon-Williams
Ann Morgan Lilly
Robert Ward

Seven members being present, there was a quorum, with Mr. Borrego joining the meeting at 5:47 p.m.

Ms. Carmen Hegeman, EPCAD legal counsel, was present for the entire meeting.

First order of business was to recite the Pledge of Allegiance to the flag of the United States of America.

AGENDA ITEM 1 – APPROVAL & SIGNING OF MINUTES FOR MAY 12, 2011

Ms. Morgan Lilly made a motion to approve the May 12, 2011, minutes as presented. Ms. Sanchez seconded the motion. Motion passed unanimously.

AGENDA ITEM 2 – PUBLIC COMMENT

No public comment was made. Ms. Kilgore introduced Appraisal Review Board members Tracy Carter, Chairman, Pam Juen, Vice-Chairman, Amees Raspopovich, Secretary and Peter Love, member, to the Board.

Ms. Sanchez thanked the ARB members for their service to the El Paso Community.

AGENDA ITEM 3 – REVIEW OF FINANCIAL STATEMENT FOR APRIL, 2011

Ms. Rosa Goldmann, Comptroller, presented the April, 2011 Financial Statement. All Financial statements are on file and a matter of record in the District’s accounting office.

Ms. Castañon-Williams made a motion to approve the financial statement as presented. Mr. Ward seconded the motion. Motion passed unanimously.

AGENDA ITEM 4 – MONTHLY BENEFITS USAGE REPORT – MARCH, APRIL & MAY, 2011

Ms. Gabrielle Melendez, Human Resources Manager, presented the Health Benefits Usage Report(s) for March, April and May, 2011.

The Year-to-Date Loss Fund for March was $388,883.74, with the Year-to-Date Paid Subject to Loss Fund of $262,344.64, showing a positive balance of $126,539.10.
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The Year-to-Date Loss Fund for April was $455,266.04 with the Year-to-Date Paid Subject to Loss Fund of $422,154.46. The Specific Reimbursement Year-to-Date was $116,225.14 with the Aggregate Specific of $30,000.00 giving EPCAD a positive balance of $119,336.72.

The Year-to-Date Loss Fund for May was $522,856.59 with the Year-to-Date Paid Subject to Loss Fund of $470,608.21. The Specific Reimbursement Year-to-Date was $85,719.49, with the Aggregate Specific of $30,000.00 showing a positive balance of $107,967.87.

AGENDA ITEM 5 - DISCUSSION & POSSIBLE ACTION REGARDING – EXECUTIVE SESSION UNDER THE AUTHORITY OF TEX.GOV'T. CODE § 551.071 & 551.074 TO DISCUSS LEGAL AND PERSONNEL MATTERS

In accordance with the Open Meetings Act, TEX. GOV'T. CODE § 551.071 & 551.074, the Board of Directors went into Executive Session at 5:50 p.m. to discuss legal and personnel matters. The Board returned to open session at 6:09 p.m. No action was taken in Executive Session.

A. Texzona Industries, Inc., vs EPCAD, Cause No. 2010TX1112
B. Summit Hotel Properties, LLCV (Hampton Inn) vs EPCAD, Cause No. 20110TX1186
C. United Gourmet, LP vs EPCAD, Cause No. 2010TX1236
D. Mac Hotel Properties I, LP (Hawthorne Hotel) vs EPCAD, Cause 2010TX1263
E. 10/365 Industrial Portfolio Limited Partnership vs EPCAD, Cause No. 2010TX1264
F. 1440 Goodyear Partner, et al vs EPCAD, Cause No. 2010TX1265
G. CT 1401 Pullman, et al vs EPCAD, Cause No. 2010TX1272
H. Wells Fargo Properties (Wells Fargo Bank) vs EPCAD, Cause No. 2010TX1290

AGENDA ITEM 6 – DISCUSSION & POSSIBLE ACTION REGARDING A-H ABOVE

Ms. Sanchez made a motion to accept the recommendation of legal counsel and settle items A-H. Mr. Ward seconded the motion. Motion passed unanimously.

AGENDA ITEM 7 – TAXPAYER LIAISON OFFICER REPORT

Ms. Ramsey, Taxpayer Liaison Officer, reported on the progress of the Appraisal Review Board (ARB).

To date, 379,398 Notices of Appraised Value have been mailed. As of June 8, 2011, EPCAD has received 14,534 protests. The breakdown of appeals is as follows:

- Commercial Agents – 4,545 – Non-Agents 1,653
- Personal Property – Agents 625 – Non-Agents 728
- Amount of Non-Settled Accounts - 11,787 consisting of $7,867,759.183 in value – 20.61% of the roll.
- Residential - Agents protests - 3,589 – representing $616,162,586 - 1.61% of the roll
- Residential Non-Agents – 1,501 - representing $208,569,419 –0.55% of the roll
- Commercial Agents - 4,449 - representing $5,536,286,867 – 14.5% of the roll
- Commercial Non-Agents - 1,168 – representing $1,089,851,638 – 2.85% of the roll
- Personal Property – Agents 602 – representing $334,543,629 – 0.88%
- Personal Property – Non-Agents 488 – representing $82,614,999 - 0.22%

Ms. Ramsey stated that she is called when a taxpayer has concerns about a property or a complaint about their case/visit with the Appraisal Review Board (ARB). She then visits with the taxpayer to see if
the problem can be resolved. All concerns received to date have been resolved. Ms. Ramsey complimented

EPCAD staff who are instrumental in assisting her with the concerns. Overall, taxpayers left EPCAD satisfied their concerns were addressed.

Ms. Ramsey explained that each property owner is given an evaluation form to rate overall visit to EPCAD. To date, Residential had 190 excellent – 92.68% of the roll – Commercial 47 excellent – 92.16% and the ARB had 267 excellent. In her opinion, these numbers indicate that the taxpayers who visited EPCAD feel they were treated fairly.

AGENDA ITEM 8 – CHIEF APPRAISER REPORT

Ms. Kilgore advised the Board that Ms. Alice Peddy, Reviewer for the Comptroller’s Office, has turned in her findings regarding the EPCAD MAPS Study to the Comptroller. Results will be reported to the Board as soon as they are received.

Ms. Kilgore also advised the 2011 appeals process is in full-swing. The ARB began meeting in April as the majority of the Appraisal Notices went out in April.

AGENDA ITEM 9 – DISCUSSION & POSSIBLE ACTION REGARDING CANCELLATION OF JULY, 2011 BOARD OF DIRECTORS’ MEETING

Ms. Kilgore stated that July is the month in which EPCAD certifies the rolls to the entities. The appraisal records must be received from the ARB by July 20th and certified by the 25th of July which requires 95% of everything protested to be settled. EPCAD is respectfully requesting the Board cancel the July, 2011 meeting.

Mr. Borrego made a motion to cancel the July, 2011 Board Meeting. Ms. Castañon-Williams seconded the motion. Motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 6:18 p.m.

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Raymundo Sepulveda, Chairman

ATTEST:

Gary Gandara