



Minutes from January 21, 2021

The El Paso Central Appraisal District Board of Directors held its regular meeting on Thursday, January 21, 2021, at 5:01 p.m., in the Conference Room of the El Paso Central Appraisal District (EPCAD), 5801 Trowbridge Drive, El Paso, Texas, with the following quorum of seven (7) members present.

1. Freddy Khlayel-Avalos - video link
2. Ronald Lowenfield - video link
3. Eduardo Mena – in person
4. Walter Miller - video link
5. Laure Searls – telephone
6. Samuel Trimble - video link

7. David Stout- video link at 5:11 p.m.

Mr. Joe Longoria of Perdue Brandon Fielder Collins and Mott L. L. P., EPCAD legal counsel, was in attendance via telephone link for the entire meeting.

The first order of business was to recite the pledge of allegiance to the flag of the United States of America and the pledge of allegiance to the Texas state flag.

AGENDA ITEM 1 - EMPLOYEE RECOGNITIONS

Ms. Dinah L. Kilgore, EPCAD Executive Director/Chief Appraiser, recognized Lorenzo Hernandez for being selected as 2020 Employee of the Year.

Ms. Kilgore also acknowledged multiple staff members for the achievement of milestone dates in their service to EPCAD. Ms. Kilgore stated that once meetings return to a full in-person format, she would like to have these staff members attend a meeting to have their photo taken with the board members.

Ms. Diana Garza, 35 years of service. Ms. Elizabeth Dueñas and Ms. Evangelina 'Vangie' Sanchez, 40 years of service.

AGENDA ITEM 2 - 2021 BOARD OF DIRECTOR OATH OF OFFICE CEREMONY

Ms. Dina Ornelas, in her capacity as a notary with the El Paso Central Appraisal District, officiated in administering the Oath of Office to the Board members and congratulated them all.

ACTION AGENDA ITEM 3 - ELECTION OF OFFICERS FOR 2021 BOARD OF DIRECTORS

Current Board Officers

Chair: vacant

Vice-Chair: Freddy Khlayel-Avalos

Secretary: Kathryn Lucero

Election, Terms, Compensation - The Board shall elect a Chairperson and a Secretary at the first meeting of the Board each calendar year {6.04(a)}. The Board shall elect a Vice-Chairperson. Each officer shall serve for one calendar year. Board members may not be compensated for service on the Board, but may receive reimbursement for actual and necessary expenses incurred in the performance of their duties {6.04(c)}.

Chairperson - The Chairperson shall preside over all meetings of the Board. The Chairperson's facsimile signature must appear on all checks issued by the District. (Amended 9-25-80). The Chairperson shall call special meetings of The Board {6.04(b)}. The Chairperson shall have such other powers and duties as may from time to time be prescribed by the Board.

Secretary - The Secretary shall attend all meetings of the Board and record all of the meetings of the Board and shall perform such other duties as may be prescribed by the Board. All withdrawals or checks issued by the District can be issued with the facsimile signature of the Chairperson together with one other signature among four (4) other individuals, those being the Secretary of the Board, the Chief Appraiser, and two (2) other persons designated by the Chief Appraiser. (Amended 10-20-2016).

Vice-Chairperson - The Vice-Chairperson shall preside in the absence of the Chairperson and shall have other duties as designated by the Chairperson.

Mr. Khlayel-Avalos opened the floor to nominations for Chair, Vice-Chair, and Secretary.

Mr. Khlayel-Avalos nominated Mr. Miller for chair and himself for vice-chair. Mr. Mena seconded.

Ms. Searls nominated Mr. Mena for chair, Mr. Khlayel-Avalos for vice-chair, and Mr. Miller for secretary.

Mr. Khlayel-Avalos restated Mr. Miller for chair, Mr. Khlayel-Avalos for vice-chair, and Mr. Mena as secretary. Mr. Mena seconded; the vote was called and approved.

Mr. Miller accepted and henceforth presided over the meeting.

AGENDA ITEM 4 - PUBLIC COMMENT

Ms. Dinah Kilgore stated that no one had signed up to make a public comment.

ACTION AGENDA ITEM 5 - APPROVAL AND SIGNING OF MINUTES - OCTOBER 15, 2020

Mr. Mena made a motion to approve the October 15, 2020 Minutes as presented; Mr. Trimble seconded; the vote was called and approved.

Mr. Stout abstained from voting.

ACTION AGENDA ITEM 6 - DISCUSSION AND POSSIBLE ACTION REGARDING THE DESIGNATION OF A VOTING DELEGATE AND ALTERNATE FOR THE VIRTUAL 2021 TEXAS ASSOCIATION OF APPRAISAL DISTRICTS (TAAD) CONFERENCE

Ms. Kilgore informed the board that Texas Association of Appraisal Districts (TAAD) instructs appraisal districts to select a delegate and an alternate to vote at the annual conference of Appraisal Districts. The TAAD conference will be held virtually February 22-25, 2021.

Mr. Miller opened the floor to appoint a delegate and an alternate.

Mr. Miller nominated Mr. Stout to be the delegate; Mr. Khlayel-Avalos seconded; the vote was called and approved.

Mr. Miller nominated Ms. Lucero to be the alternate; Mr. Khlayel-Avalos seconded; the vote was called and approved.

AGENDA ITEM 7 - REPORT ON SETTLED LAWSUITS

Ms. Kilgore reminded the Board members that the lawsuit information had been sent to them in advance.

Ms. Kilgore further stated:

- December 2020, report shows the lawsuits broken down by entity based on the denial disaster exemptions that were filed. The amount listed is the property value lost.
- Mini marts; such as Circle-K and Diamond Shamrock, had to be adjusted to be equitable according to the Texas tax code statutes.
- As of the end of December 2020, EPCAD received 863 lawsuits.

Mr. Khlayel-Avalos asked if all the lawsuits had already been heard.
Ms. Kilgore replied EPCAD is done with these lawsuits, but EPCAD is not finished with all the lawsuits. Taxpayers can add a new lawsuit every year to an existing lawsuit.

Mr. Miller asked if the 2020 pandemic made a significant difference in how EPCAD operates.
Ms. Kilgore replied the pandemic did not affect the 2020 values. Some 2021 values will be based on market conditions and some based on pandemic conditions. Pandemic conditions will apply to any type of entertainment and hotel business. Entertainment and hotel business values will be based on the loss of occupancy. Residential values will not be adjusted.

Mr. Stout (referencing a particular on the spreadsheet provided) asked if the six million value is what those properties are worth right now.
Ms. Kilgore replied that the value is based on certified value, not notice value.

Mr. Trimble requested to discuss the spreadsheet during the next meeting in more detail.
Ms. Kilgore agreed.

Mr. Trimble congratulated EPCAD staff for the informative spreadsheet.

AGENDA ITEM 8 - TAXPAYER LIAISON REPORT

Mr. Miller requested Mr. Khlayel-Avalos to preside over the board meeting because he was having connectivity issues.

Ms. Tracy Carter, Taxpayer Liaison Officer (TLO), reported that the Appraisal Review Board (ARB) Administrative Judge Linda Chew appointed 15 new ARB members and re-appointed five members. There are currently thirty-five ARB members.

Ms. Carter introduced the ARB officers Ms. Sylvia Calderon, Chair, and Mr. Phillip Gonzalez, Secretary.

The Appraisal Review Board (ARB) will be in session on January 11 - 15, 2021, to hear late protests.

The State Comptroller will provide two days of ARB training through zoom and pre-recorded virtual presentations.

With no questions from the board, this concluded Ms. Carter's report.

ITEM 9 - CHIEF APPRAISER REPORT

Ms. Kilgore, EPCAD Executive Director/Chief Appraiser, informed the board:

- On February 17-18, 2021, Attorney Roy Armstrong and Mr. John Trabold, MAI Appraiser, will provide in-person training to the ARB members.
- January 25 - 29, 2021, the City Tax Office will have a mobile bank in the EPCAD parking lot to accept property tax payments.
- As of January 15, 2021, EPCAD has had a drop box in the front lobby where property owners can drop their payments.
- EPCAD’s Property Value Study (PVS) results should be available by the end of January 2021.
- The Comptroller's Property Tax Assistance Division (PTAD) granted permission for EPCAD staff to submit an abbreviated Methods Assistance Program (MAP) review.
- EPCAD staff is continuing with COVID-19 enforcement compliance.
- EPCAD has updated the ventilation system.
- In March 2021, EPCAD staff will meet with all taxing entities before the Notice of Values go out.

AGENDA ITEM 10 - EXECUTIVE SESSION UNDER THE AUTHORITY OF TEX GOV'T. CODE § 551.071 & 551.074 TO DISCUSS LEGAL AND PERSONNEL MATTERS

ACTION AGENDA ITEM 11 - DISCUSSION AND POSSIBLE ACTION REGARDING ITEM 10A

With no further business to come before the Board, the meeting adjourned at 5:42 p.m.

The next EPCAD Board of Directors' meeting is scheduled for Thursday, February 18, 2021, at 5:00 p.m.



Walter Miller, Chair
El Paso Central Appraisal District
Board of Directors

ATTEST:



Eduardo Mena, Secretary
El Paso Central Appraisal District
Board of Directors

Date Approved: 2-18-2021

DESIGNATION OF VOTING DELEGATE

Texas Association of Appraisal Districts
Fortieth Annual Conference
Delegate Assembly and Business Meeting

The El Paso Central Appraisal District
designates the following delegate and alternate delegate for
the Delegate Assembly and Business Meeting on ZOOM ONLINE
Tuesday, February 18, 2021, 1:30 pm.

Voting Delegate: Mr. David Stout

Alternate Voting Delegate: Ms. Kathryn Lucero

Please return form to TAAD by February 15, 2021

Fax Number: (512) 452-0427
Or, scan and email to kkemp@taad.org