



Regular Meeting – March 6, 2025 –8:30 AM

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## ROLL CALL

**Members Present:** Terry Tolbert – Chairman  
Gena Taylor – Vice-Chairman  
Laura Hegstrom - Secretary  
Betty Ellington – Member  
James A. Gunter – Member (via teleconference/videoconference)

**Staff Present:** Corey Gillenwater – Interim Chief Appraiser  
Lisa Lowrimore – Deputy Chief Appraiser of Operations  
Roxann Prescott – Recording Secretary  
Abda Quillian – Legal Counsel  
Tally Peek – Assistant Deputy Chief Appraiser of Support Services  
Victoria Tumlin – Residential Supervisor  
Tobe Northcutt – Assistant Deputy Chief Appraiser of Commercial/Personal Property  
Kevin Hicks – Assistant Deputy Chief Appraiser of Quality Control.

The meeting was called to order by Chairman, Terry Tolbert.

## PERSONNEL RECOGNITION

### A. Staff Training:

Course IIA: Income Approach to Value:

Hayden Mundy  
Laurell Taylor

### B. Years of Service:

10 Years:

Amanda Gunkel

### C. Promotions:

Residential Appraiser:

Brandon Schwartz  
Dynesha Grant

### D. Taxpayer Letter:

Antoinelle Chisolm

## CITIZENS ITEMS

None



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## DIVISION MANAGER STAFF REPORTS

Tally Peek for Support Services/GIS – Support Services has processed 2,859 Homestead Applications, and 12,500 Transfers have been completed. GIS has completed reviewing recorded Platts and working 221 Split/Combo packets. Clerical staff continue to help taxpayers in person and over the phone.

Tobe Northcutt for Commercial/Industrial and Personal Property – Personal Property has received 1,200 returns to date, with 75% of those filed online. Twenty Freeport applications have been received to date. Commercial has completed 50% of Recalculations and 75% of Sales Reviews.

Victoria Tumlin for Residential – Residential has completed 144 split/combo, 6,200 Sales Reviews have been completed and will be running error checking reports and reviewing any outliers in order to cleanup data before the modification process begins. Field Reviews continue.

Kevin Hicks for Quality Control – Smart File is running well during the homestead application and return season. Cyclomedia is 100% published. The next step is to integrate it into Tyler and the public access site. Notices of Assessment are in a state of flux because of HB581 and HB92.

## APPROVAL OF MINUTES

Ms. Ellington made a motion to approve the following:

- A. Minutes of the February 6, 2025 Regular Meeting – Agenda Item: VI-A

Ms. Taylor seconded. The motion passed with a unanimous vote.

Ms. Ellington made a motion to approve the following:

- B. Minutes of the February 20, 2025 Special Called Meeting – Agenda Item: VI-B

Ms. Taylor seconded. The motion passed with a unanimous vote.

## OLD ITEMS

None

## CONSENT AGENDA – NEW ITEMS

Ms. Ellington made a motion to approve the following:

1. Applications for Exemptions/Specialized Assessments – Submitted for Approval of Recommendation
  - A. CUVA – Agenda Item: VIII-1A
  - B. Real Property – Agenda Item: VIII-1B
  - C. Rehabilitated Historic – Agenda Item: VIII-1C

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Ms. Taylor made a motion to approve the following:

2. Notices of Assessment (NOAs)– Submitted for Approval of Recommendation
  - A. Residential 45-Day NOAs – Agenda Item: VIII-2A
  - B. Commercial 45-Day NOAs – Agenda Item: VIII-2B



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- C. Personal Property 45-Day NOAs – Agenda Item: VIII-2C
- D. Support Services 45-Day NOAs – Agenda Item: VIII-2D
- E. Non-Homesteaded Mobile Home 45-Day NOAs – Agenda Item: VIII-2E

Ms. Ellington seconded. The motion passed with a unanimous vote.

Ms. Taylor made a motion to approve the following:

- 3. Appeal Waivers – Submitted for Approval of Recommendation
  - A. Residential – Agenda Item: VIII-3A
  - B. Motor Vehicle – Agenda Item: VIII-3B

Ms. Ellington seconded. The motion passed with a unanimous vote.

Ms. Taylor made a motion to approve the following:

- 4. Property Corrections – Submitted for Approval of Recommendation
  - A. Notification Letters
    - 1. Commercial – Agenda Item: VIII-4A1

Ms. Ellington seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

- 5. Certifications to Board of Equalization – Submitted for Approval of Recommendation
  - A. Motor Vehicle – Agenda Item: VIII-5A

Ms. Taylor seconded. The motion passed with a unanimous vote.

Ms. Ellington made a motion to approve the following:

- 6. Timber – Submitted for Approval of Recommendation
  - A. Timber Values – Agenda Item: VIII-6A

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

7. Notification Items

- A. Support Services – Homestead Exemption/Ownership Corrections Listing - Agenda Item: VIII-7A

## REGULAR AGENDA

1. Chief Appraiser Items

- A. Procedure – 4.1 Property Inspections Manual – Updated to conform to our digital inspection processes. – Agenda Item: IX-1A
- B. Budget Meeting with County Manager – April 15, 2025 – We have submitted our budget and are waiting for the meeting with the County Manager and Budget Team to discuss it.
- C. Upcoming Outreach
  - 1. Bartlett STEM Academy – March 7, 2025 – We will be setting up a display showing the technology that is used in the appraisal process.
  - 2. Savannah Manifest Workshop – March 10, 2025 – We will be giving a presentation on what an appraisal is and how it is done and what factors are included in the process.

2. Board Member Items

- A. Budget FY24/25 – Agenda Item: IX-2A



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### 3. Chairman Items

#### A. Executive Session

Mr. Gunter made a motion to move in to Executive Session at 8:47 AM to discuss Personnel & Litigation items. Ms. Ellington seconded. The motion passed with a unanimous vote. Ms. Ellington made a motion to move out of Executive Session at 9:06 AM. Ms. Taylor seconded. The motion passed with a unanimous vote.

#### B. TY2024 BOE Decisions – Agenda Item: IX-3B

Ms. Ellington made a motion to approve the following:

### 4. Certification to Superior Court – Submitted for Approval of Recommendation

#### A. BOA– Agenda Item: IX-4A

|             |   |        |
|-------------|---|--------|
| 10603 01001 | International Paper Company             | TY2024 |
| 10809 01001 | International Paper Company             | TY2024 |
| 20533 01033 | Market Walk Station                     | TY2024 |
| 20534 12041 | JAI Hanumandada, LLC                    | TY2024 |
| 20981 01011 | ES 150 Portside, LLC                    | TY2024 |
| 20982 01004 | Savannah Economic Development Authority | TY2024 |
| 20982 01019 | 5670 Savannah, LLC                      | TY2024 |

Ms. Taylor seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

### 5. Approval to Superior Court – Submitted for Approval of Recommendation

#### A. Taxpayer – Agenda Item: IX-5A

|              |   |        |
|--------------|---|--------|
| 10070 01015  | David Mesaros                                     | TY2024 |
| 10075 01003A | CA Buccaneer Trace Owner, LLC                     | TY2024 |
| 10340 02042  | Allen R. Butcher                                  | TY2024 |
| 10394 01034  | Paul R. Bebelos                                   | TY2024 |
| 10394 01045  | Christopher N. Purvis                             | TY2024 |
| 10606 01004  | BC Industrial Exchange Portfolio III Manager, LLC | TY2024 |
| 10606 01005  | BC Industrial Exchange Portfolio III Manager, LLC | TY2024 |
| 11004J01023  | Fatima Pais                                       | TY2024 |
| 11010 03017  | Canam Megasav Building C Owner, LLC               | TY2024 |
| 20003 09030  | 208 Factor, LLC                                   | TY2024 |
| 20004 07001  | Inland American Lodging Savannah, LLC             | TY2024 |
| 20004 07002  | River Street Hotel, LLC                           | TY2024 |
| 20004 13008  | IA Lodging Savannah Barnard, LLC                  | TY2024 |
| 20005 02003  | East River Street, LLC                            | TY2024 |
| 20032 44013  | Oglethorpe Club                                   | TY2024 |
| 20032 44014  | Oglethorpe Club                                   | TY2024 |
| 20045 24013  | 615 Savannah Apartments, LLC                      | TY2024 |
| 20113 21004  | SNH SE Habersham Savannah, LLC                    | TY2024 |
| 20535 01006  | Maruti One Hospitality, Inc                       | TY2024 |
| 20560 01019  | National Hotel Investment Group, LLC              | TY2024 |
| 20628 07009  | Ramsey Khalidi, LLC                               | TY2024 |
| 20694 01011  | ORP Greentree, LLC                                | TY2024 |



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|-------------|---|--------|
| 20709 02004 | Centerpoint Properties Trust              | TY2024 |
| 20709 02006 | BCP Tremont, LLC                          | TY2024 |
| 20982 01023 | SH7-Savannah, LLC                         | TY2024 |
| 21016 02139 | PRH Morgan Lakes, LLC                     | TY2024 |
| 30004 14038 | James A Wilson and Ann L. Smith-Wilson    | TY2024 |
| 50004A01025 | Preps Auto Parts-Pooler, LLC              | TY2024 |
| 50017C02009 | AGA Pooler, LLC                           | TY2024 |
| 50987 06014 | Savannah Owner Holdings, LLC              | TY2024 |
| 50988 04035 | DGI LS, LLC                               | TY2024 |
| 51011 01060 | Savannah Economic Development Authority   | TY2024 |
| 60883 01012 | Centerpoint Garden City, LLC              | TY2024 |
| 60883 01015 | Centerpoint Intermodal Center Garden City | TY2024 |
| 60883 01016 | Centerpoint Garden City, LLC              | TY2024 |
| 60892 01038 | IV1 6030 Commerce Boulevard, LLC          | TY2024 |
| 60930 01002 | Savannah Main Gate, LLC                   | TY2024 |
| 70977 01027 | CH Realty IX-Sansone I Savannah 21-95, LP | TY2024 |
| 20977 01028 | CH Realty IX-Sansone I Savannah 21-95, LP | TY2024 |
| 80003 01006 | Meadows Phase II, LLC                     | TY2024 |
| 80003 01040 | Meadows Phase I, LLC                      | TY2024 |

**B. BOA- Agenda Item: IX-5A**

|             |   |        |
|-------------|---|--------|
| 10603 01001 | International Paper Company             | TY2024 |
| 10809 01001 | International Paper Company             | TY2024 |
| 20533 01033 | Market Walk Station                     | TY2024 |
| 20534 12041 | JAI Hanumandada, LLC                    | TY2024 |
| 20981 01011 | ES 150 Portside, LLC                    | TY2024 |
| 20982 01004 | Savannah Economic Development Authority | TY2024 |
| 20982 01019 | 5670 Savannah, LLC                      | TY2024 |

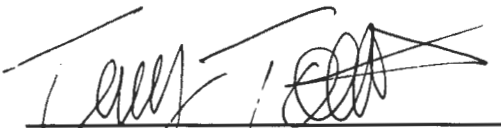
Ms. Taylor seconded. The motion passed with a unanimous vote.

**6. Attorney Items**

None

## ADJOURNMENT

Ms. Taylor made a motion to adjourn the meeting at 9:08 AM.  
Ms. Ellington seconded. The motion passed with a unanimous vote.

  
Terry Tolbert, Chairman

  
Laura Hegstrom, Secretary