

**ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT  
APPEALS & REVIEW**

**MINUTES OF THE REGULAR MEETING HELD  
THURSDAY, JUNE 20, 2024**

**PRESENT:**

WAYDE FARGOTSTEIN, BOARD CHAIR  
RICHARD SNIPE, VICE CHAIR  
MICHELLE PAYANZO, SECRETARY  
MICHAEL SULEY, MEMBER  
SUSAN THORNTON LARA, MEMBER

**ALSO PRESENT:**

AMY SCHREMPF, BOARD SOLICITOR  
BARBARA BALDWIN, BOARD ADMINISTRATOR

**ABSENT:**

LESANS MONTGOMERY, MEMBER

### **Call to Order, Roll Call**

Mr. Fargotstein called the meeting to order at 8:01 a.m. Ms. Payanzo called the roll and determined that all were present except for LeSaus Montgomery, and a Quorum was present.

### **Approval of the Minutes of the Prior Regular Meeting of June 6, 2024**

A Motion was made and seconded to approve the minutes of the prior regular meeting of June 6, 2024. All in favor MOTION CARRIED.

### **Public Comment Period**

Mr. John Silvestri, Esq., spoke to Judge Hertzberg's recent court order that the Board of Viewers now must review and comply with. Mr. Silvestri made a request for the Board to consider a rule change that follows Judge Hertzberg's court order at the Appeals Board level.

Ms. Christina Gongaware, Esq., with Siegel Jennings, provided feedback on issues with the schedule of hearings and hearing notices. We most thankful to the Board if the process can be improved.

### **Solicitor's Report (Ms. Schrempf)**

Paperless Appeals update. BPAAR has moved to full paperless process. Received feedback from Board members that things are working well.

Appeals and disposition update. BPAAR has heard 71% of its 2024 appeals. Of the 71% appeals heard, 38% will be processed for disposition.

Parcel ID# 167-L-195-1 – Tax years 2022 and 2023 were to be scheduled with tax year 2024.

A Motion was made seconded to administratively rescind the disposition for tax year 2024, and re-hear 2024, together with tax years 2022 and 2023. MOTION CARRIED.

### **Late Filed Appeals**

A Motion was made and seconded to deny the following for failure to show grounds on the face of application; Parcel ID# 1-H-299, 1-H-302, 851-B-8, 550-E-28 and 29-A-307. MOTION CARRIED.

A Motion was made and seconded to deny the following late filed appeals for tax year 2023, but treat late filed appeal as timely for tax year 2024 appeal; Parcel ID# 267-F-40 and 226-L-150. All in favor. MOTION CARRIED.

Notice of dispositions were issued for Parcel ID# 245-L-40 tax years 2022 and 2023 annual appeals filed in March of 2023. An Interim 2022 Change Notice was received after disposition. Both parties who participated in the annual appeals have consented to the annual value of the 2022 being applied to the 2022 change notice. Both parties agree that no evidence would be presented.

A Motion was made and seconded that rather than re-hear the 2022 tax year as an Interim, treat request as a Special appeal to the 2022 Interim, and with both parties' consent, issue a disposition for the 2022 Interim at the 2022 value. All in favor. MOTION CARRIED.

Mr. Suley placed a request with Ms. Schrempf to provide a legal opinion on the Base Year methodology and arguments for appeals.

Ms. Schrempf requests a brief executive session following the Board's meeting.

**Appeals Department Report (Ms. Brown)**

Ms. Snyder providing status of report on Ms. Brown's behalf. The status of report as submitted. Hearings scheduled through July 8, 2024.

Mr. Suley asked what percentage of appeals have not been scheduled. Ms. Schrempf states less than 2%.

**Items from OPA Department (Ms. Brooks)**

On Ms. Brooks behalf, Ms. Snyder states that waiting on Exemption feedback from BPAAR.

**Items from the Board Administrator (Ms. Baldwin)**

Rescind and reissue | Parcel ID# 1-N-281-3B – tabled.

Rescind and rehear | Parcel ID# 596-F-112

Timely filed 2024 School District appeal. Hearing was scheduled and heard on May 6, 2024. Disposition notice mailed June 7, 2024.

Property owner filed a timely postponement which was missed and not processed. Administrative breakdown.

A Motion was made and seconded to rescind and rehear Parcel ID# 596-F-112. All in favor. MOTION CARRIED.

Judith Ginyard - Request to reinstate Residential Hearing Officer Contract.

A Motion was made and seconded to approve reinstatement of Ms. Ginyard's residential contract. individual Board member votes: Mr. Snipe, yes. Mr. Fargotstein, no. Ms. Payanzo, yes. Ms. Thornton Lara, yes and Mr. Suley, yes. 4 to 1. MOTION PASSED.

**Board Approval List**

Tax Year 2024, First Parcel ID# 11-J-170

No pulls or recusals.

A Motion was made and seconded to approve the Board approval list as submitted. All in favor. MOTION CARRIED

**Old Business.**

None proffered.

**New Business.**

Brief discussion regarding Board Rules and Regulations for 2025 Tax Years. Board rules and regulations will need to be updated and submitted to County Council for approval.

Mr. Suley – BV 21-2927 Court Order. There are two tribunals; BPAAR and the BOV Court of Common Pleas. There are two methodologies available to be used to compute rates but they are not in sync with each other. Years ago, the Board permitted uniformity arguments. Mr. Suley believes that the Judge Hertzberg's court order states that one could argue uniformity.

Mr. Suley extends the discussion to the Board.

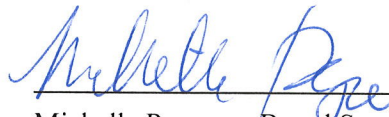
Mr. Suley made a motion to petition Judge Hertzberg to have BPAAR also comply with order. Susan Thornton Lara seconded. All in favor. MOTION CARRIED.

The Sales Comparable Approach to Value – to be discussed in the Executive session.

**Adjournment**

Meeting adjourned at 8:35 a.m.

Executive session held to discuss personnel matters.



Michelle Payanzo, Board Secretary