

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

**MINUTES OF THE REGULAR MEETING HELD
THURSDAY, SEPTEMBER 25, 2025**

PRESENT:

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

ALSO PRESENT:

AMY SCHREMPF, BOARD SOLICITOR
BARBARA BALDWIN, BOARD ADMINISTRATOR

Technical difficulties with Microsoft Teams audio and video equipment.

Mr. Suley welcomed Ms. Ivey as BPAAR's newest Board member.

Call to Order, Roll Call

Mr. Suley called the meeting to order at 8:10a.m. Ms. Payanzo called the roll and determined that all were present, and a Quorum was present.

Approval of the Minutes of the Prior Regular Meeting August 28, 2025, and September 11, 2025.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Fargotstein to approve the Board meeting minutes from August 28, 2025, and September 11, 2025. All in favor. Motion Carried. Board member Angel Ivey abstained.

Public Comment Period

Ms. Adams, Parcel ID# 233-K-74, requests to reschedule and rehear tax assessment appeal.

A Motion was made by Mr. Snipe and seconded by Ms. Payanzo to approve to reschedule and rehear tax assessment appeal for 233-K-74. All in favor. UNANIMOUS.

Solicitors' Report (Ms. Schrempf)

Legislative Acts Hearings | September 3, 2025

Parcel ID# 8-H-163 – Tax exempt challenge by municipality for tax year 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the exemption challenge from the municipality. All in favor. UNANIMOUS.

Parcel ID# 7-L-175, 7-M-2, 8-H-166, 8-H-167 – Owner filed tax exempt status for tax year 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to grant the tax exemption status for tax year 2024 and forward. All in favor. UNANIMOUS.

Parcel ID# 23-L-244, 23-L-258 – Owner filed tax exempt status for tax year 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to grant tax exemption for parcel ID# 23-L-244. Owner met its burden. All in favor. UNANIMOUS.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the tax exemption status for 23-L-258. Owner did not meet its burden. All in favor. UNANIMOUS.

Parcel ID# 23-M-12 – Tax exempt challenge by municipality for tax year 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the tax exemption challenge from the municipality. All in favor. UNANIMOUS.

Parcel ID# 51-A-303 – Tax exempt challenge by municipality for tax year 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the tax exemption challenge from the municipality. All in favor. UNANIMOUS.

Parcel ID# 51-F-30 – Owner tax exempt appeal on parking lots used to support West Penn Hospital.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to grant the tax exemption appeal for tax years 2024 and forward. All in favor. UNANIMOUS.

Parcel ID# 300-J-52 and 300-J-58 – Owner filed a tax exemption appeal for tax years 1984 through 2024.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the tax exemption appeal for tax years 1984 through 2024. All in favor. UNANIMOUS.

Parcel ID# 605-G-2 – Owner filed appeal for tax years 2024 and forward.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the tax exemption appeal for tax year 2024 due to untimeliness. Property is exempt for tax year 2025 and forward. All in favor. UNANIMOUS.

Parcel ID# 419-C-23 – Owner filed an appeal of the denial of a 2025 Homestead application due to timeliness.

A Motion was made by Ms. Thornton Lara and seconded by Mr. Snipe to deny the Homestead exemption appeal due to untimeliness. All in favor. UNANIMOUS.

The Office of Property Assessments (OPA)

Ms. Brown provided the appeals department report as submitted. Residential hearings will be held on Election Day.

Items from the Board Administrator (Ms. Baldwin)

Ratify action to reschedule and rehear Parcel ID# 1356-P-206.

A Motion was made by Ms. Thornton Lara and seconded by Ms. Ivey to approve to reschedule and rehear tax assessment appeal for parcel ID# 1356-P-206. All in favor. UNANIMOUS.

Board Approval List

- a. Interim Tax Year 2023, Parcel ID# 1654-A-54
- b. Interim Tax Year 2024, First Parcel ID# 1654-A-67
- c. Interim Tax Year 2025, Parcel ID# 259-B-510
- d. Tax Year 2024, First Parcel ID# 769-C-328
- e. Tax Year 2025, First Parcel ID# 476-R-200
- f. Tax year 2026, First Parcel ID# 434-F-55

Board Member Mr. Fargotstein recusal Parcel ID# 440-G-12

A Motion was made by Mr. Snipe and seconded by Ms. Thornton Lara to approve the Board approval lists as submitted. One Board member recusal from Mr. Fargotstein noted. All in favor. MOTION CARRIED.

The Chairman's report

Mr. Suley discussed the appeals department letters that are sent by OPA during the appeals process. Mr. Suley to assign a letter to each Board member for review and revisions.

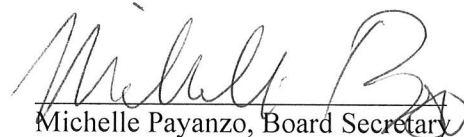
Old Business

New Business

Adjournment

Meeting adjourned at 8:34am.

Executive session was held to discuss litigation and personnel matters.


Michelle Payanzo, Board Secretary