



EQUALIZATION BOARD OF CLEVELAND COUNTY

MINUTES

MAY 31, 2018

The scheduled special meeting of the Cleveland County Equalization Board was called to order this 31st day of May 2018 at 10:00 a.m., in the conference room of the Cleveland County Office Building by Chairman Larry Heikkila. Tammy Belinson, County Clerk/Secretary, called roll and those present were:

Larry Heikkila, Chairman
Waldo Blanton, Vice-Chairman
Charles Thompson, Member
Tammy Belinson, Secretary

Others present were: Assistant District Attorney Heather Darby, John Brewer, Alex Pace, Douglas Warr, Diana Dye, Russell Chronister and Mike Weddle.

After the reading of the minutes of the Special Meeting of January 22, 2018, and there being no additions or corrections, Waldo Blanton moved, seconded by Charles Thompson, that the minutes be approved.

The vote was: Larry Heikkila, yes; Charles Thompson, yes; Waldo Blanton, yes.
Motion carried.

A. Items of Business:

1. **Chairman Heikkila called for discussion and/or action** on the Homestead Exemption Applications. County Assessor Douglas Warr provided the Board with the 2018 Homestead Applications and stated they may look through each one of them and could deny any that his office has approved. He recommended that all the Homestead Exemptions be approved since there are no property owners that are disagreeing with any of their decisions.

Waldo Blanton moved that the Home Exemption Applications be **approved** as presented by the County Assessor. Charles Thompson seconded the motion.
The vote was: Larry Heikkila, yes; Waldo Blanton, yes; Charles Thompson, yes.
Motion carried.

2. Following a brief discussion, Charles Thompson moved, seconded by Waldo Blanton, to **approve** the Applications for Five-Year Ad Valorem Tax Exemption. The vote was: Larry Heikkila, yes; Waldo Blanton, yes; Charles Thompson, yes.
Motion carried.

3. Chairman Heikkila called for discussion, consideration, and/or action on the following **Letters of Protest**:

(Signed affidavits were administered to all concerned on each protest by the County Clerk and made part of these minutes.)

- a. Alex Pace, representing Westwood Park, LLC; Agent's Address: 14850 Quorum Dr. Suite 300, Dallas, TX 75254, Protested Property Address: 1836 W Robinson St, Norman, OK 73069, NC29, #R0051246, presented comparable properties in the area that show a value of \$10,280,000.00.

Deputy County Assessor Russell Chronister said that they purchased the property in 2014 for \$16,000,000.00 at \$60,451.00 per unit. The property was completely remodeled inside and out for the next couple of years after the purchase. Over the past year vacancies have dropped and is now at 90% occupancy. After the Informal Hearing, they adjusted value to \$13,649,372.00. Charles Thompson moved, seconded by Waldo Blanton, to **lower** the value to \$12,000,000.00 for #R0051246, Westwood Park, LLC.

The vote was: Larry Heikkila, yes; Waldo Blanton, yes; Charles Thompson, yes. Motion carried.

- b. Alex Pace, representing At Home; Agent's Address: 14850 Quorum Dr. Suite 300, Dallas, TX 75254, Protested Property Address: 621 SW 19th Street, Moore, OK 73160, NC29, #R0172965, said the property did sell recently and was not a market transaction. He said with At Home, what they will do is build a bunch of them and group them all together and do a sale lease that is not a market transaction. He presented a copy of the lease that they did on the property with the others. Describing the At Home Store, he said it is very industrial and done nothing to the interior to enhance the looks. They do nothing to the concrete floors which is similar to Home Depot. Mr. Pace used Home Depot and Target as comparatives.

Russell Chronister discussed the land purchased for \$3.2 million dollars for 2.5 acres and a building permit for \$6,037,594.00; the total is approximately, \$9.2 million dollars. It sold for \$9.9 million dollars.

Mr. Warr discussed the location in Moore being a hot area on 19th Street and said the building is 2.5 acres in size and supports the appraised value.

After a brief discussion, Chairman Heikkila moved **no change** in the current fair cash value of \$9,877,643.00.

Charles Thompson seconded the motion.

The vote was: Larry Heikkila, yes; Waldo Blanton, yes; Charles Thompson, yes. Motion carried.

B. No new business came before the **Board** for discussion.

C. There were no Board Members discussions about **County Business**.

D. No public comments were made.

E. There being no further business to come before the Board, Larry Heikkila moved that the meeting be **adjourned** at 10:29 am. The motion was seconded by Waldo Blanton.

The vote was: Larry Heikkila, yes; Waldo Blanton, yes; Charles Thompson, yes.
Motion carried.

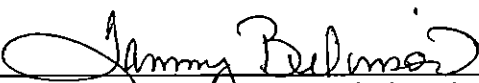
(Clerk's Note: Agenda was posted on May 29, 2018 at 3:30 pm.)

**CLEVELAND COUNTY EQUALIZATION BOARD
CLEVELAND COUNTY, OKLAHOMA**



Larry Heikkila, Chairman

ATTEST:



Tammy Belinson, County Clerk and Secretary to the Board



Minutes Prepared by: 

Deputy County Clerk