

**THE FORT BEND CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
February 20, 2012**

Board members present: Jim Kij, Chairman; Paul Stamatis, Vice Chairman; Al Abramczyk, Secretary; Kraig Warren, Director and Patsy Schultz, Ex-officio Member.

Board members absent: Rhonda Zacharias, Director.

District personnel: Glen Whitehead, Chief Appraiser, Aleida McDaniel Deputy Chief Appraiser.

Others present: Joe Longoria and Allan Moody.

Call to order: Chairman Jim Kij opened the Regular meeting at 5:15pm and declared a quorum present.

Public Comments: Chairman Kij asked if there were any comments from the public. None were made.

Minutes of previous meeting: Chairman Kij asked the board to review the January 23, 2012 minutes. Chief Appraiser Glen Whitehead stated the minutes were different than the ones originally emailed to the board. Director Kraig Warren made a motion to accept the corrected minutes. Secretary Al Abramczyk seconded the motion, and the motion carried.

Chief Appraiser's Staff Reports:

Monthly Financials:

January 2012

Total CAD Budget	\$6,725,428.00	Pro-rata%	41.92%
Total Accum. Expenditures	<u>\$2,188,250.30</u>	Budget % Expended	<u>32.54%</u>
Remaining Balance:	\$4,537,177.70	Running under budget	9.38%
Total Revenue	\$ 25,649.77	Current YTD Revenue	\$3,207,352.44
Total Expenditures	<u>\$ 456,163.56</u>	Current YTD Expenditures	<u>\$2,188,250.30</u>
Monthly Underage	\$(430,513.79)	YTD Overage	\$1,019,102.14

Facilities: Chief Appraiser Glen Whitehead stated the lease with Fort Bend County has been received, and they are in contact with Don Brady and the County's Attorneys. Director Warren stated it appears the board is just trying to circumvent an old project. Chief Appraiser Whitehead said it was not the case, they were just simply leasing from the County. Joe Longoria noted this would be best discussed in closed session.

MAP Findings: The states finding are ten recommendations for the district to implement. Chief Appraiser Whitehead said one recommendation is to have a July 20th certification date. The CAD couldn't comply with this because we would have to be at 95% which we were not at that time. Joe Longoria noted that this could be fixed with a letter from the law firm. Chief Appraiser Whitehead said the other recommendations were easily fixed. Other districts had the same plans as us and they received a pass; however, we didn't. Joe Longoria said there seems to be a common problem not being consistent in the evaluations.

Ratio Study: Chief Appraiser Whitehead reviewed the results of the study. Secretary Abramczyk asked how this was done. Chief Appraiser Whitehead explained the school studies are different than the district study. The District's district study is done on a median appraisal method. The School's is done on a weighted ratio. If there is a tendency for the higher-valued properties to exhibit lower assessment ratios than lower-valued properties, the price-related differential will be greater than 1.03. If, on the other hand, higher-valued properties have higher assessment ratios than lower-valued properties, the price-related differential will be less than .98. Differentials greater than 1.03 or less than .98 are both indicative of an inequity in assessment. Vice Chairman Paul Stamatis asked why some categories did not have ratios. Chief Appraiser Whitehead stated that some categories are not tested due to lack of significance of the category. Only significant values are tested. Insignificants would be industrials. Land is split into two parts agriculture and market. The Study combines the two.

Chief Appraiser Whitehead briefly went over the written staff reports.

Liaison Officer: Allan Moody went over his reports from January 2012. Director Warren asked why he had so many contacts but not many surveys. Mr. Moody stated not everyone fills out or returns the surveys.

Secretary Abramczyk made a motion to accept the Chief Appraisers reports. Vice Chairman Stamatis seconded the motion, and the motion carried.

Old Business: District office and litigation will be discussed during closed session.

New Business:

Appointment of taxpayer liaison officer: Vice Chairman Stamatis made a motion to rehire Allan Moody. Secretary Abramczyk seconded the motion, and the motion carried.

Consideration and action on waiver of penalty for Fort Bend Mud 144: Chief Appraiser Whitehead read the letter for the request of waiver. Secretary Abramczyk stated he saw nothing wrong in giving the waiver. Several board members stated that we have denied all others requests; they know that they have quarterly billings due. Secretary Abramczyk rescinded his motion. Vice Chairman Stamatis made a motion to not approve the waiver. Secretary Abramczyk seconded the motion, and the motion carried.

Consideration and action on payment of outstanding vouchers: Vice Chairman Stamatis made a motion to accept the vouchers. Secretary Abramczyk seconded the motion, and the motion carried.

Consideration and action on district policy manual: The manual needs to be reviewed and updated and items need to be clarified. The board agreed a committee needs to be made to review and recommend corrections. The Policy manual committee will be Al Abramczyk, Patsy Schultz, and Jim Kij

Consideration and action on district Investment Advisory Committee: The Committee will consist of Al Abramczyk and Paul Stamatis.

Consideration and action on district Investment policy Manual: The manual needs to be reviewed to see if it needs to be updated. The Investment policy manual committee will consist of Al Abramczyk, Paul Stamatis, and Rhonda Zacharias, and they will recommend changes, if deemed desirable.

Consideration and action on Ag Advisory Board Members: C. Michael Scherer and Clarence Thielemann terms on the Agriculture Advisory Board have expired. Vice Chairman Stamatis made a motion to reappoint the two current members for The Ag Advisory Board. Secretary Abramczyk seconded the motion, and the motion was carried.

Convened into closed session: The board went into closed session at 6:38pm.

Consideration from closed session: Came back from closed session at 7:05pm.

HE Sugar Land Buildings LP: Secretary Abramczyk made a motion for Joe to accept the proposed agreement in mediation with no change in value for 2008 and 2009 tax year value. The values agreed are \$53,530,700 for 2008 and \$27,969,300 for 2009. The motion was seconded by Paul Stamatis, and the motion carried.

Items for the Board Members: None.

Announcements: The next Board of Directors meeting will be held March 19, 2012 at 5:15pm.

Adjournment: Meeting was adjourned at 7:22pm.

Chairman, Jim Kij

Vice Chairman, Paul Stamatis

March 19, 2012