

**MINUTES OF THE MEETING OF THE
BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS
APRIL 9, 2024**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on April 9, 2024 at 2:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Board Chair, called the meeting to order at 2:01 p.m. and acknowledged the presence of the following directors:

Councilwoman Dr. Adriana Rocha Garcia
Mr. Dave Gannon
Mr. Jon Fisher
Ms. Rebecca Ruiz
Mr. Albert Uresti

B. Dr. Barksdale will be sworn in for the remaining 2024 term

Mr. Dave Gannon explained to the board that he and senior staff met with Dr. Ralph Barksdale to provide an overview of the responsibilities and meeting schedule, took a tour of the facility. Between that meeting and now he had an issue that precluded him from attending this meeting and he planned to join us for the next meeting.

C. Public Comment Period

Mr. Gannon asked if there was anyone signed up for public comment.

Mr. Jimmy Saiz, responded that no one was signed up.

D. Contract – Elections Department

Mr. Roy Sandoval addressed the board and reiterated that he had advised the board on Thursday about receiving the contract from the elections office and the cost was higher than anticipated. Mr. Saiz and Ms. Khantharoth had gone to the election office and met with Ms. Callanen to make sure everything was correct. When we received the initial estimate, there were other taxing units taking part in the election and after the primaries, that number dwindled considerably. The main factor in the significant cost is that the district is the only entity that is holding a county wide election. The district is well aware of the increase and we are prepared to absorb the cost.

Mr. Fisher asked if the cost would increase at the next election.

Mr. Sandoval responded that the district would plan for the same amount if not more. In the November election, there will be more candidates on the ballot which helps spread the cost.

Mr. Uresti added that the primaries do not have an impact because those elections have been held on a Tuesday but with this election being non-partisan, it takes place on a Saturday. That is a situation that needs to be addressed by the legislature in the future.

Further conversation ensued with Mr. Sandoval and board members regarding the election, logistics, and its cost.

Ms. Crystal Khantharoth approached the board to ask for approval for the elections contract in the amount of \$805,667.58 and we were instructed to pay half by April 15th in the amount of \$402,833.79. At the conclusion of the audit after the election is when the district would receive a final bill. If there is a runoff required, the district would meet with Ms. Callanen at some point before June 15th to get another estimate.

Mr. Sandoval included that the date of the runoff would be June 15th.

Mr. Fisher asked if the \$805,000 amount considers the likelihood of the runoff.

Ms. Khantharoth confirmed that the \$805,000 would be for early voting and the election day voting and if the district had a runoff the amount would be estimated at \$1,082,886.

Mr. Uresti asked if the elections department provided a list of the voting sites.

Ms. Khantharoth answered that the contract included 252 voting sites which is located on Exhibit A on the third page, at a cost of each location being \$900.22 and the total would be \$226,856.00. The elections department has not given the district a list of the specific locations yet.

Mr. Gannon asked for a motion to approve the contract.

Dr. Adriana Rocha Garcia moved, Ms. Ruiz seconded the motion which was unanimously approved.

E. Adjourn to Executive Session

Mr. Sandoval confirmed with Mr. Gannon that there was nothing to discuss in executive session.

F. Chief Appraiser's Report

Mr. Tommy Allison provided the report on appraisal records. He stated that the district has reached a point in the tax calendar of appraisal notices going out. In property tax code 25.19, the district is required to send out notices by April 1st for residence homesteads or by May 1st for all other properties or soon thereafter if value has increased year over year. The district has completed its work with the 2024 appraisal records and the market value for the county has increased by 5.3%. As of certification for 2023, the total market value of the county was \$308 billion and as of 2024 notice mail date, the district has a value of \$324.7 billion which represents a 5.3% increase. That increase can be divided between the new value added to the roll for new construction and the reappraisal efforts through market analysis. New construction added 1.9% of that total and reappraisal change added 3.4%. Single family residential market value saw a 2.4% increase and that came primarily from new construction

and that was the strongest part of the sector for this year. Multi family market value increased 10% from \$26 billion to \$29 billion and commercial market activity is seeing an 11% increase going from \$50 billion to \$56 billion.

The district will be sending out 540,000 notices in the mail Thursday April 11th which is about 160,000 less notices this year than last. The district's appraised values will be published on our website starting Friday April 12th once notices have been dropped in the mail. On the back of those notices are notices of protest to notify property owners of their right to appeal. The district purchased ad space in both digital format and print with the San Antonio Current, Express News and the district also has our outreach events going on along with various social media posts. There have been posts from various tax agent communities marketing the protest deadlines and this year the protest deadline is May 15th or 30 days after an appraisal notice has been mailed.

Mr. Uresti asked to have the district include this information into the La Prensa publication.

Mr. Sandoval explained that the district will be forwarding this information to the local publications along with reaching out Telemundo will also be translating to Spanish and providing to local viewers.

Mr. Allison also included an update of ownership records with the county clerk's office that the district is up to date.

Mr. Uresti asked Mr. Allison about the increase on the multi family and commercial if that considers the new 20% cap.

Mr. Allison confirmed that the new circuit breaker will be posted on the appraisal notice and that will also be published online for owners to see if the circuit breaker impacts them.

Mr. Sandoval also included that before the district locked the system he checked with Mr. Strey and Mr. Mancha (Commercial and Residential Directors) and out of the 540,000 notices that went out there would be less than 20,000 that would be benefiting from the circuit breaker as this is for business properties and non-homestead properties.

Mr. Allison added that last year the district sent out a total of 685,000 notices and so far in our first round the district is sending out 540,000.

Mr. Sandoval mentioned that one of the welcomed talking points during the district's outreach events is the moderated increase in values. Two years ago, residential values went up 28% last year they went up 16% so it is a breath of relief to say that it is going up 2.5% this year however almost 2% of that is new construction and 1% is actually the reappraisal. We notify property owners that they can still file an appeal even if they do not receive a notice.

Mr. Gannon included that he attended the outreach event hosted by Rep. Lopez and the issue came up that there are certain taxing entities that are exempt from some of the revenue caps such as the hospital and water districts.

Mr. Sandoval answered that feedback also included a local option exemption amount can change as a homeowner went through an appeal and they got their market value lowered. It

can actually increase their taxable because the local option was increased to the full maximum 20% by the city of SA and it used to be a straight \$5,000.

Mr. Gannon asked if there was any mechanism for highlighting that or placing an asterisk on the appraisal notices.

Mr. Scott Griscom responded and stated that if any of the entities have a freeze in place, that the owner would see an asterisk that indicates a freeze in place on the appraisal notice. Also the listing of taxing units and tax rates on the district's website would indicate whether there is a freeze associated with it.

Conversation continued with county growth and increase in residential real estate prices among board members and appraisal chiefs.

Mr. Allison presented to the board the 25.25b report for the first quarter of 2024 and indicated that there were three properties within that report that the district needed to make corrections to the roll.

G. Additional Reports

Mr. L. Christopher White addressed the board and did not have anything to report.

Mr. Domasio Rodriguez addressed the board to provide an update with Appraisal Review Board and nothing new was available to offer.

Dr. Garcia addressed the board and attendees that she has an event scheduled in District 4 this weekend that is all for Spanish speakers that will help them with the protesting of their values.

Mr. Sandoval mentioned and apologized that it was not on the agenda but also wanted to acknowledge one of the district's directors, Ms. Linda Rodriguez, who will be retiring at the end of next month for a completion of 35 years of service.

Mr. Gannon also requested to schedule the meeting for the Budget Ad Hoc Committee.

Ms. Khantharoth confirmed and requested to schedule a meeting the last week of April on the 29th, 30th or 1st, 2nd or 3rd of those dates.

Mr. Gannon confirmed that it would be himself and Ms. Ruiz in attendance and agreed on scheduling it for May 1st at 10:30am.

Mr. Gannon asked if there was anything else to discuss and asked for a motion to adjourn.


Mr. Fisher moved and Dr. Garcia seconded the motion.

H. Adjourn

There being no further business, the February 13, 2024 board of directors meeting adjourned at 2:28 p.m.



Chair



Secretary

6-11-2024

Date