

PROPERTY TAX OVERSIGHT COMMISSION

Arizona Department of Revenue Building



Meeting Minutes

April 28, 2023

Virtually meeting held on Google Meets

Katie Hobbs
Governor

Neeraj Deshpande
Chairman

Jim Brodnax Member	Kevin McCarthy Member
Chris Kelling Member	Vacant Member

Members in Attendance:

Neeraj Deshpande, Chairman
Jim Brodnax, Member
Kevin McCarthy, Member
Chris Kelling, Member

Staff:

Alexandra Kusen, PTOC
Elaine Smith, PTOC
Hsin Pai, DOR

Guests:

Jeremy Pittman, Coconino County Assessor's Office
Eric Heiser, Coconino Community College
Jami Van Ess, Coconino Community College
Nat White, Coconino Community College
Nathan Schott, Gust Rosenfeld P.L.C.
Molly Rogers, Maricopa County Assessor's Office
Tim Holland, Maricopa County Assessor's Office
Randie Stein, Stifel's Public Finance Department

1. Call to Order

Chairman Deshpande called the meeting to order at 2:32 p.m. and asked Commission members and staff to state their name for the record.

2. Approval of Minutes

No additions or deletions were recommended for the minutes of the meeting on April 6, 2023. Mr. Brodnax made a motion to approve the minutes as distributed and it was seconded by Mr. Kelling. The motion passed unanimously.

3. Adjustment to the values associated with the primary levy for Maricopa County

The Maricopa County Assessor's Office requested approval of an amendment to the values that were certified by Maricopa County for tax year 2023 on February 10 and subsequently approved by the PTOC on February 28 and April 6.

Staff presented changes in values for the Town of Gila Bend in Maricopa County as requested by the Maricopa County Assessor. An error had been discovered in the Centrally Valued Property (CVP) New Construction in the Town of Gila Bend. The correction was to

the Town of Gila Bend only. The CVP increased by \$42,813,621 and new construction decreased by the same amount. The maximum allowable tax rate is now 0.9897, which results in a new allowable levy limit of \$670,536 (or a decrease of \$1,341,886 over the previously approved amount).

Mr. McCarthy made a motion to approve the change in values for the Town of Gila Bend as requested by the Maricopa County Assessor and it was seconded by Mr. Brodnax. The motion passed unanimously.

4. Discuss adjustment to the values associated with the primary levy for Coconino Community College

Staff holds that the maximum primary property tax for tax year 2022 is \$10,893,847 (or the previously approved amount of \$8,982,977 plus one-third of the difference, or \$1,910,870), for tax year 2023 it is \$12,804,717 (or the previously approved amount of \$8,982,977 and two-thirds of the difference, or \$5,732,610), and for tax year 2024 it is the voter approved amount of \$14,715,587, pursuant to Arizona Revised Statutes (A.R.S.) § 42-171056(F)(1)(c).

Mr. Schott from Gust Rosenfeld P.L.C. representing Coconino Community College disagrees that the base amount used in line A.1 of the worksheet would permanently be equal to the voter approved amount of \$14,715,587 beginning in tax year 2025 based on the “each subsequent tax year” provision included in A.R.S. § 42-17056(F)(1)(c). Mr. McCarthy and staff maintain that the Commission did not vote to permanently fix the base amount used in line A.1 of the worksheet at \$14,715,587 for future years.

A meeting will be scheduled for final consideration.

5. Adjournment

With all agenda items for the meeting complete, Chairman Deshpande asked if there was a motion to adjourn. Mr. McCarthy made a motion to adjourn and it was seconded by Mr. Kelling. The motion passed unanimously. The meeting adjourned at 3:15 p.m.