

# SVBA MINUTES

## Meeting 7-13-11

*By Bobby Lynch*

SVBA MEETING CALLED TO ORDER 7:31 AM. Board member present were Ray Perry, Larry Rudy, Chuck Simpson, Carlos Landry, Diana Wilhite and Karla Kaley. Speaker was Ms. Vicki Horton, Spokane County Assessor (arrived at 8:00 a.m. due to all the road maintenance).

In the audience: fire Commissioner Bill Anderson & Commissioner Dawson; Spokane Valley Councilman Arnie and Mayor Tom Towey. Candidate for city council John Carroll was present also.

President/Chairman Lynch asked for a motion to pay the bills: \$200.00 for Dick Behm's mailing and \$400.00 for 2010 & 2011 web site hosting and maintenance for the SVBA.US web site.

Chairman Lynch asked the Assessor of Mr. Behm's question (he was excused/Ivah medical appointment):

Why no reduction on Sprague Avenue tax assessments when property values have dropped?

Answer: Commercial Properties have been six years without re-assessment so it is not proper to assume what is now assessed is overvalued. It is most likely just catching up over the past five years. The Assessor says this will change this year as it will be done annually and thus the problem will go away and be current in assessment.

Dick's concern with his property being up valued by 33% and after he complained it was dropped to up value of 10%. The assessor repeated it has been six years of catching up to do and thus the increased value from six years ago.

Carlos told his story of a recent developer talking with him on the possible sale/purchase of Carlos' family shopping center (Pines and Sprague Avenue). When the developer discussed the possible purchase of the center – the answer was sorry, not interested. The problem was not the selling price, it was that with all the turmoil in the valley council politics and the one way streets, the group the developer represented had no interest on Sprague Avenue. The lack of a plan for Sprague Avenue by the City of Spokane Valley basically stops all development.

Karla says she attempted to do a couple refi's and was refused; basically for the same reason Carlos noted. She asked if we could invite the heads of business in the valley to speak to say what can be done to change the situation.

The Mayor's response was "about seven different avenues are available to cities for economic development". He said the council has set aside money to start an Economic Development program for

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the city – about \$75,000.00 to gather information developers may need. “G.S.I. (Spokane Chamber) has a web site with all the information on what is available such as Opportunity Center. He said the city has not done very well to promote economic development.

Bobby Lynch commented that the Spokane Valley Heritage Museum, run by Jayne Singleton has been very successful and creative and all without large monetary donations. Bobby suggests that in house the city with creative people like Jayne could do much better promoting the city.

The Assessor said with the changes she has made with staff, because of no inspection for several years on commercial property, some assessments went up by \$400.00. The school levy went up, the State school bond went up 40-60% which is out of the hands of the Assessor.

The realtors MLS listings show 42% of all Spokane County listings are actually distressed. Homes are valued at 91-93% of market value. Commercial are valued at 93% of market value.

Chairman Lynch asked for a motion to elect Ray Perry, Chair of SVBA as the current chair is to be gone six to seven months travelling and he felt that was unfair to the SVBA. Diana Wilhite made the motion and Carlos made the second. The vote was 100% affirmative to move Ray up to Chair of the SVBA. There is now no Vice Chair and Chairman Lynch asked the board to address this issue at the next meeting so Ray has a backup.

The motion to pay the bills was made and voted yes on.

Respectfully,  
Bobby Lynch