

Cherokee County Board of Tax Assessors
Regular Meeting
November 20, 2023

- 1. Call to Order**
- 2. Adopt Agenda**
- 3. Approve Minutes: November 9, 2023 Meeting**
- 4. Public Comments**
- 5. Consent Agenda:**

Digest Changes:

Personal Property Department, Jennifer Hoskins, Project Manager
Batch P1, Standard Agenda
Batch P3, Value Agreements
Batch P6, Audit Findings

Residential Department, Lee Johnson, Senior Appraiser
Batch 3, Current Year Corrections
Batch 3A, Appeal Changes
Batch 3B, Certify to BOE

Commercial Department, Gregg Boutilier, Senior Appraiser
Batch EX-2, Current Year Changes

Rural Department, Ricky Hitt, Senior Appraiser
Batch 5, Current Year Changes
Batch 5A, Appeal Changes
Batch 5B, Certify to BOE
Batch 5P, Prior Year Changes

- 6. Approval of the Approval of 2024 ABOS Boat Values**
- 7. Chief Appraiser Report**
- 8. Attorney's Report / Executive Session**
- 9. Adjournment**

BOA Standard Agenda (P1)
11/20/2023

Taxpayer	Tax District	Account	Account Type	Change	Year	Previous Value	Current Value	Penalty Value	Notice	Reason
KINGSWEE FURNITURE LLC	03	150080	B	R	2023	\$390,189.00	\$0.00		None	Duplicate account of #151948.
RTTBR, ROBERT	01	138407	M	R	2023	\$53,253.00	\$0.00		None	TP provided BOS showing boat sold 12/10/2022
RTTBR, ROBERT	01	152498	M	NOD	2023	\$0.00	\$129,365.00	129,365	45 Day	TP reported new boat purchased on 12/10/2022, but did not report. Penalty applied
MILLER, ALLEN B	01	151552	M	R	2023	\$36,116.00	\$0.00		None	TP provided documentation that boat is located and being taxed in Cobb Co.
CAVA MEZZE GRILL LLC	07	151761	B	R	2023	\$119,745.00	\$0.00		None	TP provided documentation business tax year started 2023.
MARLIN LEASING	03	94635	B	RER	2023	\$34,129.00	\$34,129.00		None	Removing late penalties, tp filed timely return.
MARLIN LEASING	01	79527	B	RER	2023	\$110,462.00	\$110,462.00		None	Removing late penalties, tp filed timely return.
MARLIN LEASING	07	79528	B	RER	2023	\$53,498.00	\$53,498.00		None	Removing late penalties, tp filed timely return.
SONI ACE HARDWARE	01	150416	B	R	2023	\$362,766.00	\$0.00		None	Duplicate account of #81664.
HANSLEY, WILLIAM	01	143794	M	R	2023	\$15,000.00	\$0.00		None	TP provided documents boat sold in 2022
OTTIS, CRISP M III	01	151316	M	R	2023	\$56,761.00	\$0.00		None	This is a duplicate account for acct#146590.
BRIGHT STAR LLC	01	145492	A	R	2023	\$240,571.00	\$0.00		None	TP provided documentation showing Aircraft not located in GA as of 1-1-2023.
FALLS, BRAD	01	137962	M	R	2023	\$44,980.00	\$0.00		None	Bill of sale provided for tax year 2022
ANTHROS GEORGE T	01	134022	M	R	2023	\$5,989.00	\$0.00		None	TP provided documentation boat sold in 2022
HALE MAX	01	136934	M	R	2023	\$9,458.00	\$0.00		None	Bill of sale provided for tax year 2022
WAC ENTERPRISES INC	01	152523	B	NOD	2023	\$0.00	\$75,915.00	75,915	45 Day	New owner for previous acct#25857, transferred all assets and inventory, nonfiling penalty applied.
WAC ENTERPRISES INC	03	152524	B	NOD	2023	\$0.00	\$107,655.00	107,655	45 Day	New owner for previous acct#25857, transferred all assets and inventory, nonfiling penalty applied.
RT SMITH LANDSCAPE MANAGEMENT	01	107620	B	NOD	2023	\$0.00	\$29,910.00		45 DAY	Added back to digest, account incorrectly deleted.

Rm Foster
TMA Account Manager

Alan R. Miller
Chief Appraiser

11/20/2023
Date Approved By Board

BOA Appeals Agenda (P3)
11/20/2023

Taxpayer	Tax District	Account	Account Type	Change	Year	Previous Value	Current Value	Penalty Value	Notice	Appeal Number	Reason
GMRI INC/DARDEN RESTAURANTS INC	03	122305	B	R&R	2023	\$317,312.00	\$302,210.00	None	None	2023-20033	Value agreement signed to settle obsolescence appeal for 2023.
DOLLAR TREE STORES	01	143886	B	R&R	2023	\$234,765.00	\$225,932.00	None	None	2023-20038	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	04	102870	B	R&R	2023	\$3,278,258.00	\$3,126,138.00	None	None	2023-20093	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	01	106674	B	R&R	2023	\$3,830,291.00	\$3,649,601.00	None	None	2023-20094	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	01	120727	B	R&R	2023	\$4,507,336.00	\$4,309,081.00	None	None	2023-20095	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	03	61771	B	R&R	2023	\$3,437,316.00	\$3,275,064.00	None	None	2023-20096	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	07	61772	B	R&R	2023	\$3,148,215.00	\$3,035,581.00	None	None	2023-20097	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	07	66208	B	R&R	2023	\$4,371,319.00	\$4,179,694.00	None	None	2023-20098	Value agreement signed to settle obsolescence appeal for 2023.
KROGER COMPANY	01	36485	B	R&R	2023	\$3,591,430.00	\$3,453,649.00	None	None	2023-17345	Value agreement signed to settle obsolescence appeal for 2023.
ADVANCE STORES	03	64021	B	R&R	2023	\$528,512.00	\$522,838.00	None	None	2023-20025	Value agreement signed to settle obsolescence appeal for 2023.
ALDI INC	03	136177	B	R&R	2023	\$548,483.00	\$515,458.00	None	None	2023-20030	Value agreement signed to settle obsolescence appeal for 2023.
LA FITNESS	01	123612	B	R&R	2023	\$427,353.00	\$384,735.00	None	None	2023-20123	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	03	123614	B	R&R	2023	\$2,859,684.00	\$2,216,251.00	None	None	2023-16868	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	01	108681	B	R&R	2023	\$2,952,187.00	\$2,287,945.00	None	None	2023-16856	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	03	111829	B	R&R	2023	\$3,015,122.00	\$2,336,719.00	None	None	2023-16867	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	01	62174	B	R&R	2023	\$2,826,556.00	\$2,190,581.00	None	None	2023-16858	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	03	84998	B	R&R	2023	\$2,757,326.00	\$2,136,925.00	None	None	2023-16860	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	07	80141	B	R&R	2023	\$3,281,639.00	\$2,543,270.00	None	None	2023-16862	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	01	93729	B	R&R	2023	\$2,225,837.00	\$1,725,024.00	None	None	2023-16864	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	01	93734	B	R&R	2023	\$2,399,733.00	\$1,959,793.00	None	None	2023-16865	Value agreement signed to settle obsolescence appeal for 2023.
PUBLIX SUPER MARKETS INC	04	108214	B	R&R	2023	\$2,367,343.00	\$1,834,691.00	None	None	2023-16866	Value agreement signed to settle obsolescence appeal for 2023.
FAMILY DOLLAR STORES OF GA LLC	03	101757	B	R&R	2023	\$373,452.00	\$354,380.00	None	None	2023-20036	Value agreement signed to settle obsolescence appeal for 2023.

BOA Appeals Agenda (P3)
11/20/2023

Taxpayer	Tax District	Account	Account Type	Change	Year	Previous Value	Current Value	Penalty Value	Notice	Appeal Number	Reason
FAMILY DOLLAR STORES OF GA LLC	01	115439	B	R&R	2023	\$159,986.00	\$156,602.00	None	None	2023-20043	Value agreement signed to settle obsolescence appeal for 2023.
HARBOR FREIGHT TOOLS USA INC	03	139853	B	R&R	2023	\$685,681.00	\$672,724.00	None	None	2023-20045	Value agreement signed to settle obsolescence appeal for 2023.
HFD NO 55 INC	07	133860	B	R&R	2023	\$402,546.00	\$382,582.00	None	None	2023-20048	Value agreement signed to settle obsolescence appeal for 2023.
HOBBY LOBBY INC	03	141475	B	R&R	2023	\$1,129,632.00	\$1,093,787.00	None	None	2023-20046	Value agreement signed to settle obsolescence appeal for 2023.
INGLES MARKET INC #96	03	25609	B	R&R	2023	\$3,272,919.00	\$3,103,834.00	None	None	2023-20047	Value agreement signed to settle obsolescence appeal for 2023.
NEIGHBORHOOD RESTAURANT PARTNERS	03	129598	B	R&R	2023	\$188,185.00	\$171,763.00	None	None	2023-20049	Value agreement signed to settle obsolescence appeal for 2023.
NEIGHBORHOOD RESTAURANT PARTNERS	07	135992	B	R&R	2023	\$227,107.00	\$207,406.00	None	None	2023-20050	Value agreement signed to settle obsolescence appeal for 2023.
PETSMART INC	07	99845	B	R&R	2023	\$646,664.00	\$624,794.00	None	None	2023-20051	Value agreement signed to settle obsolescence appeal for 2023.
PETSMART INC	03	122261	B	R&R	2023	\$598,211.00	\$578,369.00	None	None	2023-20052	Value agreement signed to settle obsolescence appeal for 2023.
RARE HOSPITALITY INTL INC	03	79641	B	R&R	2023	\$179,923.00	\$164,264.00	None	None	2023-20035	Value agreement signed to settle obsolescence appeal for 2023.
RED LOBSTER RESTAURANTS LLC	03	94702	B	R&R	2023	\$258,310.00	\$236,723.00	None	None	2023-20065	Value agreement signed to settle obsolescence appeal for 2023.
ROSS DRESS FOR LESS INC #576	03	106704	B	R&R	2023	\$429,132.00	\$400,970.00	None	None	2023-20053	Value agreement signed to settle obsolescence appeal for 2023.
SFM LLC	07	139162	B	R&R	2023	\$1,831,527.00	\$1,727,163.00	None	None	2023-20054	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	01	149945	B	R&R	2023	\$2,750,035.00	\$2,475,032.00	None	None	2023-20055	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	03	152004	B	R&R	2023	\$343,094.00	\$309,465.00	None	None	2023-20056	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	01	79577	B	R&R	2023	\$268,113.00	\$243,279.00	None	None	2023-20061	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	04	139147	B	R&R	2023	\$211,341.00	\$191,056.00	None	None	2023-20058	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	07	116405	B	R&R	2023	\$157,028.00	\$142,158.00	None	None	2023-20059	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	07	134980	B	R&R	2023	\$176,540.00	\$159,670.00	None	None	2023-20060	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	01	152006	B	R&R	2023	\$145,293.00	\$131,694.00	None	None	2023-20061	Value agreement signed to settle obsolescence appeal for 2023.

BOA Appeals Agenda (P3)
11/20/2023

Taxpayer	Tax District	Account	Account Type	Change	Year	Previous Value	Current Value	Penalty Value	Notice	Appeal Number	Reason
STARBUCKS CORPORATION	03	134268	B	R&R	2023	\$137,475.00	\$124,617.00	None	None	2023-20062	Value agreement signed to settle obsolescence appeal for 2023.
STARBUCKS CORPORATION	03	109011	B	R&R	2023	\$112,413.00	\$101,990.00	None	None	2023-20063	Value agreement signed to settle obsolescence appeal for 2023.
STEAK N SHAKE INC	07	112918	B	R&R	2023	\$269,446.00	\$244,896.00	None	None	2023-20064	Value agreement signed to settle obsolescence appeal for 2023.

Rhonda M Peters

TMA Account Manager

Alan K. Will

Chief Appraiser

11/20/2023

Date Approved By Board

BOA Audit Agenda (P6)
11/20/2023

Tappayer	Tax District	Account	Account Type	Year	Change	Previous Value	Current Value	Penalty Value	Notice	Reason
MEDICAL IMAGING SOLUTIONS USA LLC	07	134639	B	2018	R&R	3,143,912	3,039,236	None	None	Audit correction for incorrect Freesport Inventory.
MEDICAL IMAGING SOLUTIONS USA LLC	07	134639	B	2019	R&R	3,180,444	2,469,384	None	None	Audit correction for incorrect Freesport Inventory.
MEDICAL IMAGING SOLUTIONS USA LLC	07	134639	B	2020	R&R	2,878,113	2,836,454	None	None	Audit correction for incorrect Freesport Inventory.
MEDICAL IMAGING SOLUTIONS USA LLC	07	134639	B	2021	R&R	3,097,615	2,274,228	None	None	Audit correction for incorrect Freesport Inventory.

Rm Peterson
TMA Account Manager

Alan Randall
Chief Appraiser

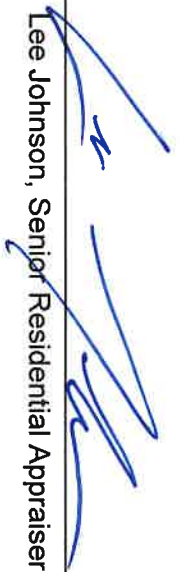
11/20/2023
Date Approved By Board

RESIDENTIAL DIGEST - Batch: 3


Tax Year: 2023

Meeting Date: 11/20/2023

Map and Parcel	Owner's Name	Previous FMV	Current FMV	Explanation
15N06C- -285	HUDSON CHAD J & KIMBERLY L	\$326,840	\$313,140	ERROR CORRECTION FOR TAX YEAR 2023



Lee Johnson, Senior Residential Appraiser



Steve Swindell, Chief Appraiser

DATE APPROVED BY BOA: 11/20/2023

3A: Residential Appeal Changes

Meeting Date: 11/20/2023

Tax Year: 2023


PARCEL NO	OWNER NAME	PREV VAL	CURR VAL	EXPLANATION	APPEALKEY	TD
02N04A 007	CARR MICHAEL MCKENZIE &	402,230	387,830	SETTLEMENT CONFERENCE VALUE AGREEMENT (NO NOTICE REQUIRED)	18933 01	
03N26 048	DUTSON BRENT R SR &	1,168,600	1,000,000	VALUE AGREEMENT (NO NOTICE REQUIRED)	19076 01	
15N07E 023	WHIPPLE CLIFFORD	345,700	323,000	SETTLEMENT CONFERENCE VALUE AGREEMENT (NO NOTICE REQUIRED)	18423 01	
15N12C 072	AMAROSE KENNETH H &	225,640	225,640	SETTLEMENT CONFERENCE VALUE AGREEMENT (NO NOTICE REQUIRED)	14127 01	
15N18R 020	BROCK ADAM K PROPERTY TAX CONSULTING,	828,100	828,100	VALUE AGREEMENT (NO NOTICE REQUIRED)	18568 07	
15N24D 309	HL PROPERTY GROUP LLC PROPERTY TAX CONSULTING,	372,300	372,300	VALUE AGREEMENT (NO NOTICE REQUIRED)	18564 07	
15N24D 310	SPMK X GA LLC PROPERTY TAX CONSULTANTS	358,700	358,700	VALUE AGREEMENT (NO NOTICE REQUIRED)	18548 07	
91N26 001 A	LGL INVESTMENTS LLC	75,000	51,835	SETTLEMENT CONFERENCE VALUE AGREEMENT (NO NOTICE REQUIRED)	15140 03	
8		3,776,270	3,547,405			

3B: Residential Certify to BOE

Meeting Date: 11/20/2023

Tax Year: 2023

PARCEL NO	OWNER NAME	PREV VAL	CURR VAL	EXPLANATION	APPEALKEY	TD
03N01 155	SEARS SPENCE & JODI	126,500	115,000	CERTIFY TO BOARD OF EQUALIZATION (2ND APPEAL)	18766 01	
1		126,500	115,000			




EXEMPT DIGEST CHANGES

Tax Year: 2023

Batch: EX-2 - Current Year Changes

Meeting Date: Monday, November 20, 2023

Map and Parcel	Owner's Name	Previous EXEMPT FMV	Current TAXABLE FMV	Explanation
15N17 - -026 D	HVC WOODSTOCK LLC	\$1,105,100	\$865,000	EXEMPT TO TAXABLE W/ SB#346 APPLIED FOR 2023

Gregg D. Boutlier, Sr. Commercial Appraiser

Steve Swindell, Chief Appraiser

DATE APPROVED BY BOA:

Monday, November 20, 2023

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2023

Parcel # 5 Current Tax Year Changes

Meeting Date: Monday, November 20, 2023

Map and Parcel	Owner's Name	Previous FMV Previous CUV	Current FMV Current CUV	FMV CUV	Explanation
03N12 - -038 A	COLLETT FAMILY LLC	\$1,734,500 \$0	\$1,698,200 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2023
03N23 - -177	LJ GA PROPERTIES LLC	\$192,900 \$0	\$102,200 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2023

Ricky Hitt

Ricky Hitt, Senior Rural Appraiser

Steve Swindell

Steve Swindell, Chief Appraiser

5A: Rural Appeal Changes

Meeting Date:

11/20/2023

Tax Year:

2023

PARCEL NO	OWNER NAME	PREV VAL	CURR VAL	EXPLANATION	APPEALKEY	TD
02N12 019	SANDERS EDDIE L FAIR ASSESSMENTS LLC	440,580	440,580	VALUE AGREEMENT (NO NOTICE REQUIRED)	19621	01
03N23 082	SANDERS EDDIE L FAIR ASSESSMENTS LLC	50,700	50,700	VALUE AGREEMENT (NO NOTICE REQUIRED)	19624	01
03N23 254	SANDERS EDDIE L FAIR ASSESSMENTS LLC	123,700	123,700	VALUE AGREEMENT (NO NOTICE REQUIRED)	19594	01
3		614,980	614,980			

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5B: Rural Certify to BOE

Meeting Date:

11/20/2023

Tax Year:

2023

PARCEL NO	OWNER NAME	PREV VAL	CURR VAL	EXPLANATION	APPEALKEY	TD
15N21 082	PJB MANAGEMENT & HOLDINGS LLC	139,100	131,600	CERTIFY TO BOE (2nd APPEAL)	19849 01	
1		139,100	131,600			

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Steve Van der ...

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2023

Batch # 5P Previous Tax Year Changes

Meeting Date: Monday, November 20, 2023

Map and Parcel	Owner's Name	Previous FMV Previous CUV	Current FMV Current CUV	FMV CUV	Explanation
03N12 - -038 A	COLLETT FAMILY LLC	\$1,699,200 \$0	\$1,698,200 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2022
03N12 - -038 A	COLLETT FAMILY LLC	\$1,415,820 \$0	\$1,415,100 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2021
03N12 - -038 A	COLLETT FAMILY LLC	\$1,388,800 \$0	\$1,387,700 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2020
03N12 - -038 A	COLLETT FAMILY LLC	\$2,351,900 \$0	\$2,351,100 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2019
03N23 - -177	LJ GA PROPERTIES LLC	\$137,900 \$0	\$87,300 \$0	FMV CUV	REMOVED IMPROVEMENT FOR TAX YEAR 2022
15N22 - -091	WILLIAMS JACQUE L JR & DAW	\$608,300 \$0	\$564,000 \$0	FMV CUV	ERROR CORRECTION FOR TAX YEAR 2022
15N30 - -157	COLWELL DOUGLAS	\$758,300 \$0	\$673,500 \$0	FMV CUV	ERROR CORRECTION FOR TAX YEAR 2022

Ricky P. Hitt

Steve Swindell

Ricky Hitt, Senior Rural Appraiser

Steve Swindell, Chief Appraiser

Board of Tax Assessors Meeting

Minutes of the November 9, 2023 Meeting

Members Present: Dennis Conway, MaryBeth Burnette, Raymond Gunnin, Tommy Mann and Mark Young were present for the meeting.

Staff Present: Steve Swindell, Trey Stephens, Gregg Boutilier, Sandy Forrester, Ricky Hitt, Lee Johnson, Becky Parker, Rhonda Peterson and Jenny Thomas were present for the meeting.

Attorney: Darrell Caudill of Roach, Caudill & Frost LLP was present for the meeting

- 1. Call to Order:** Dennis Conway called the meeting to order.
- 2. Approval of Agenda:** Motion by MaryBeth Burnette to approve the agenda, seconded by Mark Young and approved by all Members.
- 3. Approval of Minutes:** Motion MaryBeth Burnette to approve the October 26, 2023 meeting minutes, seconded by Mark Young and approved by all Members.
- 4. Public Comments:** None
- 5. Consent Agenda:**

Motion by Raymond Gunnin to move Batch E-1-1, Batch E-2, Batch P1, Batch 3A, Batch 3B, Batch 3P, Batch 1A, Batch 1A-1, Batch 5, Batch 5A, Batch 5B, Batch 5B-1 and Batch 5P to consent agenda and follow staff recommendations, seconded by Mark Young and approved by all Members.

Digest Changes:

Front Office, Becky Parker, Receiver of Records

Batch E-1-1, Current Year Changes

Batch E-2, Re-Instated Exemptions

Personal Property Department, Jennifer Hoskins, Project Manager

Batch P1, Standard Agenda

Residential Department, Lee Johnson, Senior Appraiser

Batch 3A, Appeal Changes

Batch 3B, Certify to BOE

Batch 3P, Prior Year Changes

Commercial Department, Gregg Boutilier, Senior Appraiser

Batch 1A, Appeal Changes

Batch 1A-1, Additional Changes

Rural Department, Ricky Hitt, Senior Appraiser

Batch 5, Current Year Changes

Batch 5A, Appeal Changes

Batch 5B, Certify to BOE

Batch 5B-1, Certify to BOE

Batch 5P, Prior Year Changes

6. A motion to approve of the 2024 NADA Mobile Home Values was made by MaryBeth Burnette, seconded by Tommy Mann and approved by all Members.

7. Chief Appraisers Report:

Steve reviewed the 2024 Budget report.

The Human Resources department is conducting a classification study, which is the 2nd phase of the Evergreen pay study.

The Board and Management are hosting an Employee Appreciation luncheon today at 11:30 and all staff are invited to attend as a “Thank You” for a job well done this year.

Steve is meeting with the County Manager today at 3:00pm to discuss budget items for next year.

The office will be closed tomorrow in observance of Veteran’s Day.

The next BOA meeting will be Monday, November 20, 2023 at 9:00 AM.

8. Attorney’s Report / Executive Session: Darrell gave an update of current court cases.

9. Adjournment: Motion by MaryBeth Burnette to adjourn, seconded by Mark Young and approved by all Members.

Dennis Conway, Chairman

Jenny Thomas, Secretary