

TO: Board of County Commissioners
DATE: October 10, 2023
DEPARTMENT: County Administration
PRESENTED BY: Dena Dawson, County Clerk
AGENDA ITEM TITLE: ORDER/ In the Matter of Appointing Two Pools of Board Members Who May Be Selected by the County Clerk To Sit on the Property Value Appeals Board.

I. MOTION: To fill 2 pools of board members for the Property Value Appeals Board

BOARD MEMBER

TERM EXPIRES:

Chair Pool

Pool of non-office holding resident Members representing the County Governing Body:

Neal Forrester	6-30-25
Bruce Mackey	6-30-25
Michael Ponichtera	6-30-25
Christian Wihtol	6-30-25

Member Pool

Pool of non-office holding resident Members:

Neal Forrester	6-30-25
Bruce Mackey	6-30-25
Joy Olgyay	6-30-25
Michael Ponichtera	6-30-25
Christian Wihtol	6-30-25

TOTAL POOLS: 2

NUMBER OF APPLICATIONS SUBMITTED: 5

ADVERTISING PERIOD: 09/01/2023 – 09/22/2023

REPRESENTATIVE GROUP MANDATED: YES

II. DISCUSSION

A. Agenda Item Summary

The Property Value Appeals Board is responsible for hearing taxpayer petitions for the reduction of the assessed value or specially assessed value of property as of January 1 or as determined under ORS 308.146 (6)(a) or 308.428; the reduction of real market value of property as of January 1 or as determined under ORS 308.146 (6)(a) or 308.428; the reduction of maximum assessed value of property as of January 1 or as determined under ORS 308.146 (5)(a) and 308.428; and corrections to value made under ORS 311.208. The board considers applications to waive liability for all or a portion of the penalty imposed under ORS 308.295 or 308.296.

The Property Value Appeals Board shall consist of those persons selected by the County Clerk from the pool of board members appointed under ORS 309.067. The board shall consist of one member of the pool described in ORS 309.067 (1) (a) and two members of the pool described in ORS 309.067 (1) (b). The term of each member begins on the date of appointment, and shall end on June 30 two years following appointment or when the member resigns or is replaced. Any non-office holding Lane County resident appointed to the pool may serve on any board as needed for the efficient conduct of business. All persons appointed as members of a pool must complete training as required and approved by the Department of Revenue for the term of appointment. Members shall be compensated for their expenses in the manner provided in ORS 309.022 (2). The per diem rate is \$15.00 per hour. Each board shall consist of one chair and two other members selected from the appointed pools by the County Clerk.

Pursuant to ORS 309.067 (5), the Lane County Board of Commissioners shall appoint two pools of board members who may be selected by the County Clerk to sit on the Property Value Appeals Board. The County Clerk may select additional boards, if necessary, for the efficient conduct of business. Each board shall consist of one non-office holding resident member of the pool described in ORS 309.067 (1) (a) representing the Board of Commissioners, and two members of the pool described in ORS 309.067 (1) (b), representing non-office holding residents of Lane County who are not employees of the county or of any taxing district within the county.

The following recommendation is forwarded to the Board of Commissioners for Board action.

B. Health Implications

The Property Value Appeals Board will follow all COVID-19 protocols required at the time trainings and hearings are conducted.

Recommendations

Recommended appointees to both the Member pool, a pool of non-office holding resident Members; and the Chair pool representing the governing body:

Neal Forrester – Chair and Member pools

Mr. Forrester served in the member pool of the 2011 Property Value Appeals Board and in the chairperson pool from 2012 through 2023. Mr. Forrester worked as a Forest Land Management Planner and Environmental Coordinator for the US Forest Service for 35 years. In this capacity, he oversaw appeals of Willamette National Forest management actions. In addition, he sat on regional appeal review committees reviewing appeals of projects in Washington and Oregon. He has served on committees for the Springfield Utility Board and the Springfield School District. Mr. Forrester has lived in Lane County for 36 years.

Bruce Mackey - Chair and Member pools

Mr. Mackey served on the Property Value Appeals Board in the member pool from 2015 through 2018 and in the chair pool from 2019 through 2023. He has worked in the financial services industry. He has served on the Board of Directors of the Oregon Veterinary Medical Association, the Nature Conservancy, and as youth sports referee for more than 20 years. Mr. Mackey is currently serving as the President of the Springfield Rotary. He has lived in Lane County for 30 years.

Joy Olgyay - Member pool

Ms. Olgyay is a new applicant to the Property Value Appeals Board. She holds an MBA in Finance and a B.A. in Economics. She has worked in the banking and financial services sectors for more than 30 years. She served on the LCOG Budget Committee from 2016 -2020 and was a Eugene Chamber of Commerce Ambassador from 2015-2017. Ms. Olgyay has lived in Lane County for 23 years.

Michael Ponichtera - Chair and Member pools

Mr. Ponichtera served on the Property Value Appeals Board member pool in 2013 and 2014 and on the chairperson pool from 2015 to 2023. Mr. Ponichtera worked for Lane County from 1976-2004. For the last fourteen years he worked as a Sales Data Analyst in the Lane County Assessor's office responsible for updating the real market value of all properties not physically reappraised. He holds a degree in Real Estate Management and during his career passed the exam to become a certified appraiser. He currently serves on the Long Range Planning committee and as the treasurer for the Board of Directors of the Academy of Arts and Academics. Mr. Ponichtera has lived in Lane County for 47 years.

Christian Wihtol – Chair and Member pools

Mr. Wihtol served on the Property Value Appeals Board in the member pool in 2018 and the chair pool in 2019 – 2023. He worked for 28 years as an editor at The Register-Guard with a focus on real estate, planning and development, taxes and related issues. He has served as

chairperson of The Register-Guard Federal Credit Union and as a board member of the nonprofit Great Days Early Education Center in Cottage Grove. Mr. Wihtol is currently a member of the Lane County Planning Commission. Mr. Wihtol has lived in Lane County for 33 years.

PROPERTY VALUE APPEALS BOARD SELECTION CRITERIA

Qualification attributes are ranked as follows:

1. Prior service on the Property Value Appeals Board.
2. Professional appraisal background and experience.
3. Real Estate background and experience.
4. Related experience in the fields of law, finance, and/or accounting.
5. Prior satisfactory service on a public advisory body.

Required:

Appointees to the Board of Property Tax Appeal must be non-office holding residents of Lane County.

Availability and commitment to meet as required to conduct business including working 40 hour weeks during the period of February 1 through April 15.

Availability and commitment to attend training as arranged.

Optional:

Completion of a satisfactory interview before staff or appointed body.

III. ATTACHMENTS

1. Board rosters for previous two years.
2. Qualification matrix.
3. Board member applications
4. BCC Order

Attachment 1: Board Rosters for previous two years.

Property Value Appeals Board Roster 2022-2023

Chair and Member Pool

Neal Forrester

Bruce Mackey

Mike Ponichtera

Christian Wihtol

Property Value Appeals Board Roster 2021-2022

Chair and Member Pool

Neal Forrester

Bruce Mackey

Mike Ponichtera

Christian Wihtol

Attachment 2: Qualification Matrix

Applicant	Professional Real Estate Experience	Professional Appraisal Experience	Other Appraisal Experience	Professional Finance Experience	Prior Public Service	Prior PVAB	Prior Chair	Comm. District
Forrester, Neal	Yes	No	No	No	Yes	Yes	Yes	2
Mackey, Bruce	No	No	No	Yes	Yes	Yes	Yes	5
Olgyay, Joy	Yes	No	No	Yes	Yes	No	No	5
Ponichtera, Michael	No	Yes	No	No	Yes	Yes	Yes	2
Wihtol, Christian	No	No	Yes	No	Yes	No	Yes	5

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-10-10-03

In the Matter of Appointing Two Pools of
Board Members Who May Be Selected by
the County Clerk to Sit on the Property Value
Appeals Board

WHEREAS, the Board of Commissioners shall appoint one pool of non-office holding resident members representing the Board of Commissioners to act as Chair for any Property Value Appeals Board, and one pool of non-office holding residents of the county who are not employees of the county or any taxing district within the county as prescribed by ORS chapter 309; and

WHEREAS, the Board of Commissioners having fully considered this matter and upon review by Commissioner Pat Farr, liaison to the Property Value Appeals Board and

WHEREAS, appointment of the pools for the Property Value Appeals Board is mandated by ORS chapter 309; and

WHEREAS, the newly filed pool of appointees shall become effective upon approval of this Board Order.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows: that the following named individuals be appointed to serve as members of the 2023-2025 Property Value Appeals Board for a term pursuant to ORS 309.020; and that this Order shall be entered in the records of the Board of County Commissioners of Lane County.

1. Chair Pool – Pool of non-office holding residents representing the Board of County Commissioners:

- | | |
|-----------------------|-------------------------|
| a. Neal Forrester | Term ends June 30, 2025 |
| b. Bruce Mackey | Term ends June 30, 2025 |
| c. Michael Ponichtera | Term ends June 30, 2025 |
| d. Christian Wihtol | Term ends June 30, 2025 |

2. Member Pool – Pool of non-office holding resident members:

- | | |
|-----------------------|-------------------------|
| a. Neal Forrester | Term ends June 30, 2025 |
| b. Bruce Mackey | Term ends June 30, 2025 |
| c. Joy Olgyay | Term ends June 30, 2025 |
| d. Michael Ponichtera | Term ends June 30, 2025 |
| e. Christian Wihtol | Term ends June 30, 2025 |

ADOPTED this 10th day of October, 2023.

Pat Farr, Chair
Lane County Board of Commissioners