

Minutes for General Meeting

November 14, 2024

The meeting was called to order at 7:00 p.m. by the president of the association, Adam Mastrangelo. The number of attendees was 49. After a brief welcome, he reminded attendees to sign in at the back table and offered refreshments to all. He asked for a show of hands of those who had not ever been to a GDNA meeting, and very few raised their hands. He then reviewed safety procedures in the event of an emergency, and he asked for a show of hands of those who are CPR certified.

There was a brief discussion of the minutes of the previous GDNA meetings and their location online. A motion was made and seconded to approve the April 18th, July 18th, September 19th, and October 10th meeting minutes – the minutes were approved.

Kathy Merkwon then gave the treasurer's report. At present the balance is \$7,642. 62. At the conclusion of her report, the GDNA showed appreciation for her service as treasurer for the past 14 years as she is stepping down.

Teresa Mastrangelo then gave an update of the pending race for mayor in Roanoke City. Joe Cobb is surpassing David Bowers by 59 votes, which is less than one percent. She explained that Joe Cobb's win would mean his Council seat would become vacant, and she was unsure how it may be filled.

Adam Mastrangelo then introduced the following residents running for Board members of the GDNA: Adam Mastrangelo (President), Dave Harrison (Vice President) Teresa Mastrangelo (Communications), Lee Cutright (Treasurer), and Janet Kubik (Secretary). Ballots were passed out to all members (households) of GDNA. All persons on the ballot were unanimously approved.

Next, three members of the City of Roanoke's Real Estate Assessment Department (i.e. Terry Compton – Appraiser II; Angela Arnold – Residential Supervising Appraiser; and Tate Dietrich – Commercial Supervising Appraiser) presented information about determining tax assessments for those homes in the Greater Deyerle neighborhood. The following three approaches are used in determining the tax assessment: Sales Comparison, Cost Approach, and Income Approach. After a brief explanation of the procedure, the team of presenters showed multiple slides of ranch and multi-story homes in the Greater Deyerle neighborhood that had been sold in the year 2024. The information included an address, a photo, square footage, the buying/selling prices, and the cost per square foot. Ranch prices ranged from \$225K to \$689K, and multi-story homes ranged from \$300K to \$835K. Several tax relief programs that the City of Roanoke offered (i.e. Elderly Tax Relief Freeze, Disability Tax Relief, Veteran's Tax Relief, Rehab Program, and Solar Energy) were discussed. And lastly, the team discussed the fact that residents may appeal their tax assessment by contacting the Office of Real Estate Valuation.

Next, Paige Pruett from Maisey's Metropolis LLC presented to the association information about the Brandon Avenue Project. Near the corner of Peters Creek Road and Brandon Avenue, the developer is seeking to build an eighty-room midscale, extended stay Best Western hotel called @home. The facility will provide apartment like living to accommodate those in need of longer accommodations. It will be

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pet-friendly, non-smoking, and offer EV charging. She provided additional information including a plot map on a multi-page handout.

David Harrison then offered additional information about the Keagy/Medmont development of 24 townhomes. Although it was passed by the City Council, a lawsuit was filed, and it continues to be in a state of negotiation. A hearing will be held on Thursday, November 21, 2024 at 10:00 A.M. to discuss the matter.

The floor was opened up to attendees with any questions for the team from the Real Estate Office and for Paige Pruett from the Brandon Avenue Project. Citizen concerns included the following topics: the success rate of tax appeals, methodology for tax assessment, basement square footage included in total house cost, how rezoning will be reflected in next year's assessment, and concern over "right turn only" traffic from the Brandon Avenue Project.

The next meeting of the GDNA will be January 23, 2025. A survey will be sent to all members seeking input on what we want to accomplish as a group. There was a reminder to RSVP to GDNA meetings.

With no further business, the meeting was adjourned at 8:10 p.m.

NOTE: Attached is the Treasurer's report (for October) submitted by Kathy Merkwon.

Respectfully submitted,
Janet H. Kubik
Secretary, GDNA

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11/14/24

Treasurer's Report Greater Deyerle Neighborhood Association **1 October 2024 to 31 October 2024**

Beginning Balance	7662.62
Income from Dues	+30.00
Expenses	<u>- 50.00</u>
For Meeting Room	
 Current Balance	 7642.62

Respectfully submitted by
Kathy Merkwan
14 November 2024