

Minutes of Meeting
STATE BOARD OF EQUALIZATION
March 24, 2025
10:00 am

Nevada Governor's Office of Economic Development
808 West Nye Lane
Carson City, NV
With ZOOM

STATE BOARD MEMBERS PRESENT

Timothy Morse, Chair
Paul Bancroft
Curtis Cadwell
Corrine "Cori" Burke

Action may be taken on the items in bold.

A. *Opening Remarks by the Chair; Introduction of State Board Members*

Chairman Morse opened the meeting. All members were present. Chairman Morse confirmed with Yvonne Nevarez-Goodson, Chief Deputy Executive Director for the Department, that the meeting was being held in compliance with Open Meeting Law. Ms. Nevarez-Goodson read the order of presentation into the record. Chali Spurlock, Program Officer I for the Department, read the rules of the meeting.

The board members introduced themselves.

Yvonne Nevarez-Goodson introduced Department staff and Sorin Popa, Supervisor for Centrally Assessed Properties for the Department, introduced himself.

Troy Villines and Kelly Wilson introduced themselves from the Lyon County Assessor's office.

Sam Taylor, Deputy Attorney General, swore in those who would be testifying.

B. *Public Comment*

Sam Taylor, Deputy Attorney General, announced he had accepted a promotion, and this would be his last meeting with the Board. Chair Morse thanked him for his guidance.

C. *For Possible Action: Approval of a proposed Settlement Agreement relative to Supreme Court Case No. 89385 regarding the Mirage Hotel-Casino, LLC.*

Mr. Taylor explained the settlement agreement and recommended the Board's approval.

Member Bancroft moved to approve the settlement agreement and authorize the Chair to sign the agreement on behalf of the Board. Member Cadwell seconded the motion. Motion carried unanimously.

D. *For Possible Action: Approval of a proposed Settlement Agreement relative to Supreme Court Case No. 89392 regarding the Aria Resort & Casino Holdings and other MGM properties.*

Mr. Taylor explained the settlement agreement as a companion case to the Mirage case, and he clarified the terms are the same.

Member Bancroft moved to approve the settlement agreement and authorize the Chair to sign the agreement on behalf of the Board. Member Cadwell seconded the motion. Motion carried unanimously.

E. For Possible Action: Approval of a proposed Settlement Agreement relative to Supreme Court Case No. 87881 regarding the Battle Mountain Solar Project.

Mr. Taylor explained the history and context of the settlement agreement.

Member Bancroft expressed concern that Battle Mountain Solar did not sign the agreement and recommended the removal of the offset and refund language. Mr. Taylor supported that recommendation and offered to remove the language about the offset or refund and return it to the parties for signature.

Member Bancroft moved to approve the settlement agreement with the caveat that the clause in paragraph 4 that reads “and no refund or offset will be sought as to the year in question from BMS” be deleted, Member Cadwell seconded. Motion carried unanimously.

F. For Possible Action: Approval of a proposed “Clarification Statement” relative to the treatment of federal tax credits by the State Board of Equalization in future cases.

Mr. Taylor explained this is not a modification to the Decision but is a clarification statement that applies only to this Board as it exists today.

Member Cadwell moved that the Chair can sign on the Board’s behalf of the clarification position on solar credits. Member Bancroft seconded the motion. Motion carried unanimously.

G. For Possible Action: Direct Appeals Pursuant to NRS 361.403, Tax Year 2024-25 Secured Roll.

24-101 – Sorin Popa appeared on behalf of the Petitioner. Nobody appeared on behalf of the Respondent. Mr. Popa explained the stipulation is due to a clerical error. Mr. Bancroft noticed the stipulation has secured and unsecured rolls. Mr. Popa clarified this is just for the 2025-26 Secured Roll.

Member Bancroft moved to approve the stipulation as is, requesting in the future, Mr. Popa to include the system value and the Nevada taxable portion of that in any future petitions. Member Burke seconded the motion. Motion carried unanimously. The assessed value of the property was adjusted from \$25,673,000 to \$22,879,000.

H. For Possible Action: Petition for Reconsideration of the State Board Decision Pursuant to NAC 361.7475(1), Tax Year 2024-25 Secured Roll.

24-153 – Nobody appeared on behalf of the Petitioner, Troy Villines and Kelly Wilson appeared on behalf of the Respondent. The State Board denied the Taxpayer’s Petition for Reconsideration.

Member Cadwell moved to dismiss based on lack of additional evidence and lack of jurisdiction for failure to serve. Chair Morse seconded the motion. Motion carried unanimously.

I. For Possible Action: Review of tax rolls of the various counties; review of valuation methods used by county assessors; consideration of possible equalization action for 2024-25 unsecured tax roll and 2025-26 secured tax roll pursuant to NRS 361.395 and NAC 361.659.

The Department’s Deputy Executive Director of Excise and Local Government Services, Jeffrey Mitchell provided an overview of the valuation methods used by county assessors and the role of equalization under this Agenda Item.

Member Burke moved that the State Board of Equalization find no need to provide general equalization but reserve the right to reconsider equalization as it moves forward through the hearing process this year. Chair Morse seconded the motion. Member Bancroft abstained. Motion passed.

///

///

J. Presentation by Department of Taxation Staff and Attorney General's Office

1. *Department Staff – General Overview of the Following:*
 - a. *Property Tax Timeline, Hearing Guidelines*
 - b. *2024-2025 Ratio Study*
 - c. *2023-2024 Statistical Analysis of the Roll*
 - d. *2025-2026 Agricultural Bulletin and Golf Tables*
 - e. *2025-2026 Rural Building Manual*
 - f. *2025-2026 Improvement Factor*
 - g. *2025-2026 Personal Property Manual*
 - h. *2025-2026 Nevada Property Tax: Elements and Application Manual*

Cheryl Erskine, Coordinator of Assessment Standards for the Department, presented an overview of each of these guidelines, studies, analyses and bulletins.

2. *Training from the Attorney General's Office, Including Without limitation, Open Meeting Law (NRS 241) and Ethics in Government Law (NRS 281A).*

Deputy Attorney General Sam Taylor trained the Board members on Open Meeting Law and Ethics in Government Law.

Deputy Attorney General Sam Taylor discussed New Evidence deadlines and not accepting new evidence at a Board meeting and Method of Assessing Property for Taxation (NRS 361.260).

K. Briefing to and from the Board and the Secretary and Staff

Christina Griffith, Program Officer II for the Department spoke regarding docket management and proposed dates for the next hearings. August 4 and 5, 2025 in the North and September 8 and 9, 2025 in the South. October 2025 for any carry over from the August and September hearings.

Member Bancroft spoke regarding protocol and the reoccurring issue of new evidence.

Christina Griffith provided a summary of the information and requirements sent to the parties of an appeal with the Notice of Hearing.

L. For Possible Action: Review and Approval of Minutes:

Member Bancroft moved to approve the minutes for October 21, 2024. Member Morse seconded the motion. Motion passed unanimously.

M. State Board of Equalization Comments

No comments from the Board.

N. Public Comment

Howard Stockton from Washoe County spoke regarding new evidence.

O. Adjournment

March 24, 2025 meeting adjourned at 1:00 p.m.