

Board of Assessors Minutes
Tuesday, May 19, 2020 at 4:30 p.m.
East Longmeadow, MA – via-Zoom Webinar

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor; J. William Johnston, Clerk of the Board and Diane L. Bishop, Director of Assessing

Mr. Grudgen called the meeting to order at 4:30 p.m. Chairman Grudgen stated this meeting is being recorded on Zoom and is live-streaming on Facebook and will be on ELCAT's YouTube 01028.

Meeting Minutes: Mr. Johnston reviewed the minutes from the meeting of April 21, 2020 and found them to be in order as to form and content and moved they be approved. Ms. Ghedini seconded. Motion passed 3-0.

Administrative:

Warrants:

The board reviewed the following warrants and Chairman Grudgen made a motion to approve by roll call vote: Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes. Motion passes 3-0.

- 2020 Motor Vehicle & Trailer Excise Commitment 3-\$68,719.68
- 2020 Motor Vehicle & Trailer Excise Commitment 20-\$349.81

Reports:

The board reviewed the following monthly reports. Chairman Grudgen made a motion to approve by roll call vote for each reports which requires signatures: Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes. Motion passes 3-0.

- Motor Vehicle Abatement Report (2019-\$150.94; 2020-\$2,892.19)
- FY20 Real Estate Exemption Report (RE Exempt. \$7,674.61- CPA Exempt. \$76.75)
- LA-3 Sales Report (March): Chairman Grudgen noted many low sales ratio along with one sale which sold for \$100,000 over the assessment. Ms. Bishop agreed further review is needed on some of these low ratio sales. Ms. Ghedini noted many family sales this month.
- BP Report: Chairman Grudgen stated there were four new residential building permits with Ms. Bishop stated this month's new buildings bring a total of 11 year to date which surpasses last year's total.
- Director's Report:
- Ms. Bishop updated the board and town residents that the town offices are still closed to the public. The Director is generally in 3 -4 days per week and continues to WFH the remaining time. The Assessing Administrative staff members received furloughs (One staff member -1 day furlough; the second staff member – 2 day furlough.) This is anticipated to go through June 30th. Due to uncertainty in the FY21 town budget and extraordinary COVID19 related expenditures, it is possible the furloughs will continue into the new fiscal year. Each staff member is now coming in 1 (different) day a week in order to keep the work load up to date. The assessing office continues to be available to the residents via phone, email, regular mail.
- FY 20 Exemption Application deadline: All FY20 Exemption applicants now have until June 1, 2020 to submit their exemption application. Applications can be email, mailed or dropped off in the lockbox outside the town office doors.
- Excise Tax Bills: The RMV has sent MVE Commitment 3 for processing of MV Excise bills. These bills will be mailed on May 22, 2020 and due on June 22, 2020.
- City & Town Article: There has been much talk about how values may be affected based on COVID-19, the stay at home orders and the high filings in unemployment. Ms. Bishop gave a brief overview indicating the FY 21 values will be based on calendar year 2019 sales which was pre-COVID19. The sales show the market value is higher than the current assessments which would indicate

the values may increase in the upcoming year. The Assessors will also look at the first six months of 2020 to see if this trend continues. Ms. Bishop also noted any sale in the first three months of 2020 was already under agreement to purchase prior to the pandemic. Ms. Bishop shared a recent release: Potential Impacts of COVID-19 on Property Taxes: Things to Consider from the Local Assessment Bureau Chief-Joanne Graziano.

Chairman Grudgen stated he has really looked at the sales on MLS for 2018 & 2019 which the assessors will go over at a later date. Chairman Grudgen also mentioned he heard a Councilor was concerned about values on higher end homes and he has completed a review of homes over \$500,000 and \$600,000 over the past five year and he will share this as we go over our values in the future. There was some good data showing we have had on average approximately a dozen sales a year over \$500,000 in the past six years. There are some stats to be made out of that. Lastly, Chairman Grudgen added there were not a lot of real estate closings in March or April, but they are picking up right now.

Mr. Grudgen made a motion to go into executive session to review FY20 Real Estate Statutory Exemptions; FY 20 Real Estate Abatements; ATB Updates to return to open session to record our and adjourn. The following roll call was taken. Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes.

The board returned to open session at 4:43p.m.

Votes of the Board of Assessors:

A Roll Call vote was taken of the Board of Assessors for all Real Estate Statutory Exemptions and Abatements put before them:

#	Parcel ID or Acct #	Location/Business	Abt / Exe	CL.	Vote/Date	BOA Action	Roll Call Vote
1	58-55-1	799 Parker St	Exemption	41C	5/19/2020	Granted	3-0
2	2-40-3A	23 Thompson St	Exemption	22	5/19/2020	Granted	3-0
3	73-23-35	2 Harvest Cir	Exemption	41C	5/19/2020	Granted	3-0
4	40-46A-1	32 Chestnut St	Abatement	59	5/19/2020	Deemed Denied	3-0
5	20-9-0	Shaker Road	Abatement	59	5/19/2020	Deemed Denied	3-0
6	PP-002182	Ascent Laser Aesthetic	Abatement	59	5/19/2020	Deemed Denied	3-0
7	PP-002183	Ascent Dental Care	Abatement	59	5/19/2020	Deemed Denied	3-0
8	PP-002091	Ascent Dental Solutions	Abatement	59	5/19/2020	Deemed Denied	3-0
9	PP-002137	Eversource Energy	Abatement	59	5/19/2020	Deemed Denied	3-0
10	62-1-25	112 Fernwood Dr	Notice of Late Application	59	5/19/2020		3-0

The next scheduled meeting of the Board of Assessors will be Tuesday, June 16, 2020 at 4:30 p.m. via Zoom Session, East Longmeadow, MA unless the Board of Assessors are able to physically meet at 60 Center Square, Board of Assessors Conference Room, East Longmeadow, MA 01028

Mr. Grudgen made a motion to adjourn. Ms. Ghedini seconded. Motion passed 3-0.

Meeting adjourned at 5:15 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; Warrants (2); MVE Abatement Report; FY20 RE Exemption Report; LA-3 Sales Report; Building Permit Report; Directors Report; FY 20 Statutory Exemptions; FY 20 Real Estate Abatement Applications, ATB information.