

Board of Assessors Minutes
Tuesday, June 16, 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.

Board Reorganization: Chairman Grudgen asked the board members if they wanted to switch roles or keep the board members in their current positions. Ms. Ghedini stated she was for the board members to remain in their current positions. Mr. Johnston agreed to continue on as the Clerk of the Board. Mr. Grudgen made a motion for Mr. Grudgen to continue as Chairman, with Mr. Johnston continuing as the Clerk of the Board. The roll call as follows: Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes. Motion passes 3-0.

Meeting Minutes: Mr. Johnston reviewed the minutes from the meeting of May 19, 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.

- FY2021 Preliminary Real Estate Tax Warrant-\$20,576,458.84
- FY2021 Preliminary Personal Property Tax Warrant-\$756,569.93
- FY2021 Preliminary CPA Surcharge Tax Warrant-\$143,913.14

Reports:

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

- Motor Vehicle Abatement Report (2018-\$18.44; 2020-\$3,129.26)
- FY20 Real Estate Exemption Report: (RE Exemption-\$1,400- CPA Exemption-\$14.00)
- May Accounting Notice of Commitment in the amount of \$69,069.49
- LA-3 Sales Report (May): Chairman Grudgen noted many low sales ratios. Chairman Grudgen asked Ms. Bishop if she had any question on any sales with Ms. Bishop stating at the present time she was good but will follow up if she has questions in the near future. Chairman Grudgen commented about one sale where the ASR was .73. Ms. Bishop stated she was working on this today and noted due to lack of permits for renovations and with the current information, this property would be reassessed to be reflective of the current condition. Ms. Ghedini noted many family sales this month.
- BP Report: Chairman Grudgen asked if there were any new residential dwellings permits with Ms. Bishop stating there were two new dwellings this month. Ms. Bishop added she included in addition to the building report, a spreadsheet showing just the new homes/condos currently taking place. Also mentioned were the many pools, this could be due to COVID-19 where people are looking for recreation at their own homes.

Director's Report:

- Ms. Bishop updated the board and town residents that the town offices are still closed to the public. The assessing office continues to be available to the residents via phone, email, regular mail. Ms.

Bishop mentioned the board members are able to access the office in order to sign all documents that we have voted via Zoom that still requires an official signature.

Board of Assessors Meeting
June 16, 2020

Page 2

- Excise Tax Bills: The RMV has sent MVE Commitment 3 for processing of MV Excise bills. These bills were mailed on May 22, 2020 and due on June 22, 2020.
- Building Permit Inspections: Due to Covid19 and the stay at home advisory, we are behind in our building permit inspections. Our Data Collector is anticipated to begin inspections any time with approximately 225 permits along with approximately 25 Business Personal Property Inspections noting it has been difficult to visit businesses due to closures. Ms. Bishop has approximately 250 building permits which can be completed by curbside review, these include improvements such as siding, roof, windows and solar. Ms. Bishop stated once we complete the data collection and entry of all new construction, we will be able to move on to our next step which is determining our values for FY21.

Proposed 2020 Equalized Valuations: Ms. Bishop shared how the DOR every two years provides the Proposed Equalized Valuations (EQV) which is derived from our annual submission of our LA-3 Sales Report. The EQV is used to determine state funding for libraries, Chapter 70 funding, school reimbursement projects and used in calculating a community's debt limit to name a few. Ms. Bishop stated looking at the LA-19 report which was included in the assessor's agenda; all classes of property were at a .97 assessment ratio with personal property being at a 1.00 assessment ratio. Ms. Bishop confirmed these were the same numbers submitted on our FY2020 LA-15 Interim Adjustment report. If the board disagreed with the proposed FY2020 EQV there is an appeal process. Chairman Grudgen believes the numbers were accurate and the board is good with the LA-19.

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

The board returned to open session at p.m.

Votes of the Board of Assessors:

A Roll Call vote was taken of the Board of Assessors for all Motor Vehicle Abatement applications put before them:

| # | Year | Bill # | Name | Ab / Ex | Vote /Date | BOA Action | Roll Call Vote |
|---|------|--------|--------|-----------|------------|---------------|----------------|
| 1 | 2019 | 7072 | Kelly | Abatement | 6/16/2020 | Deemed Denied | 3-0 |
| 2 | 2020 | 5971 | Halper | Abatement | 6/16/2020 | Deemed Denied | 3-0 |

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 | 75-17-0 | 327 Parker St | Exemption | 41C | 6/16/2020 | Granted | 2-0 (Audio Issue for M Ghedini) |
| 2 | 27-115-3 | 52 Somers Rd | Exemption | 22 | 6/16/2020 | Granted | 2-0 (Audio Issue for M Ghedini) |
| 3 | 7-23-22 | 17 Lori Ln | Exemption | 22E | 6/16/2020 | Granted | 2-0 (Audio Issue for M Ghedini) |
| 4 | 86-34-13 | 62 Millbrook Dr | Exemption | 41C | 6/16/2020 | Granted | 3-0 |
| 5 | 34-57-40 | 15 Lynwood Rd | Exemption | 41C | 6/16/2020 | Denied | 3-0 |

The next scheduled meeting of the Board of Assessors will be Monday, June 22, 2020 at 10:00 a.m. in the Board of Assessors Conference Room, 60 Center Square East Longmeadow, MA 01028. It was noted this meeting would Executive Session for the purposes of reviewing FY20 Abatement Applications.

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

Meeting adjourned at 5:25 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; Warrants (3); MVE Abatement Report; FY20 RE Exemption Report; Notice to Accountant; LA-3 Sales Report; Building Permit Report; Directors Report; Proposed 2020 EQV; FY 20 Statutory Exemptions; FY 20 Real Estate Abatement Applications, ATB information.