

Assessors Meeting Minutes
Executive Session
December 5, 2016

The meeting was held on Monday December 5, 2016 and called to order at 6:02 p.m. by Donna Sarro.
Present: Donna Sarro (DS), Amy Shapiro (AS), George Stephan (GS), Jennifer Morse (JM)

Executive Session:

JM stated in regular session “That the Board of Assessors will enter into executive session as an open meeting will have a detrimental effect on the bargaining or litigation position of the public body, as allowed by M.G.L. c 30A, section 21(a)(3) to discuss strategy with respect to collective bargaining or litigation and also to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, that Exemption applications are not open to the general public, and as allowed by MGL Chapter 30A Section 21 Reason 7.

AS made a motion that the Board of Assessors enter into Executive Session as allowed by M.G.L. c30A, section 21 (a)(3) to discuss strategy with respect to collective bargaining or litigation as an open meeting will have detrimental effect on the bargaining or litigation position of the public body and comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, that Exemption applications are not open to the general public, and as allowed by MGL Chapter 30A Section 21 Reason 7. The motion was seconded by GS. **Roll Call Vote: Donna Sarro- Yes, Amy Shapiro – Yes, George Stephan - Yes**

Minutes:

A motion was made by AS and seconded by DS to accept the meeting minutes of November 21, 2016 executive session. **Roll Call Vote: Donna Sarro – Yes, Amy Shapiro – Yes, George Stephan – Yes**

Ashfield House LLC. Vs. Ashfield Board of Assessors - FY15 & FY16

JM shared the memo from Donna MacNicol that the Ashfield House agreed to settle the FY16 and FY15 ATB cases at a value of \$305,000 without any interest.

JM shared the email from Donna after Duane Adams of Mayflower Valuation responded with input about the FSI Appraisal.

DS will contact Steven Brunnelle from FSI Appraisal for explanation of the 80% expense ratio and back up spreadsheets. JM will invite Duane Adams from Mayflower to a meeting of the board in early February to discuss the income approach method and documents that need to be requested of the Ashfield House. The board will review with Mayflower the valuation process and the importance of creating and producing documents for back up at ATB moving forward.

The board had discussion on the ATB filing from previous years and the lessons learned during the process including the need to bring in legal help earlier in the process.

The Board signed the abatement certificates for FY15 and FY16 to be forwarded to the tax collector without interest.

Exemptions

Application E-19: A motion was made and seconded to grant the veteran exemption – 22 in the amount of \$400. **VOTE: Donna Sarro – Yes, Amy Shapiro – Yes, George Stephan – Yes**

A motion was made and seconded to reconvene in regular session at 7:30 pm.

Submitted:

Jennifer Morse

December 6, 2016

Approved: January 11, 2017 Vote 2-0