

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, The time, place and purpose of which are as follows:

MINUTES BOARD OF ASSESSORS Monday April 25, 2016 5:30 p.m. – Old Point School Meeting Room

- A. Salute to the flag: Meeting was called to order at 5:30pm
- B. Roll Call: All Assessors were present (Al Veneziano, Jack Ducharme, Cyp Johnson, Paul Fortin and Mike Edgerly). Also present were Assessing Agent Shirley Bartlett and Town Manager Tim Curtis
- C. Discuss acceptance of meeting minutes of February 22, 2016 & March 21, 2016. The Town Manager asked for the minutes of February 22 to be amended to read that the motion to abate tax revenue be “to include all fees and interest” for items a, b and c under New Business 1. Motion by Assessor Ducharme to amend the minutes, seconded by Assessor Fortin. Motion carries 5-0. Motion by Mr. Fortin to accept the minutes of February 22, 2016 as amended, and the minutes of March 21, 2016 as written, seconded by Mr. Ducharme. Motion carries 5-0.
- D. Old Business (Assessor’s concerns from immediately preceding meeting)
- E. New Business
 - 1. Continue discussion of abatement request from Labonte & Associates (Abnaki Campground): Shirley Bartlett provided the board with a recommendation based on her calculations of the value of the land, and each campsite at Abnaki. Her recommendation was a reduction of \$224,900. Al Labonte had requested a reduction of \$394,100. The assessors concern was that the value of the waterfront property was not being considered in the process. Shirley explained that the value of the land reflects waterfront but the value of the campsites was based on a more general assessment from Marshall & Swift. Currently each campsite at Abnaki is valued at \$4,800. Shirley recommends discounting 70 sites by 50% and 30 sites by 30% due to condition.

The Assessors asked if Shirley had reviewed other campsites. She said she had reviewed Yonder Hill where the sites are valued at \$1,000 each and they are in much better condition with more amenities. In her opinion those sites should be increased in value.

Mr. Fortin motioned to table a decision on this matter until the next Assessors Meeting on May 9, 2016. Seconded by Mr. Edgerly. The Board would like Shirley to gather information from other campgrounds such as KOA in Canaan and Two Rivers in Skowhegan, and come back with a recommendation on Yonder Hill. Motion carries 5-0.

2. Discuss valuation of Madison Paper Industries: Shirley updated the Board on her meeting with representatives from Madison Paper on Monday April 18, 2016. She was hoping to open a conversation about a market valuation of the mill based on production as of April 1, 2016. She said MPI was not willing to give her their market value, but wanted the Town to produce a market value on their own.

Creating a market value for MPI would be outside the scope of Shirley's contract with the Town and would be either a separate billing from her or could be outsourced to another assessor. The Board asked Shirley to come back with recommendations on how to gather the information at the next meeting, which they asked to be scheduled for May 9, 2016.

3. Discuss valuation of Specialty Minerals Inc. The Town Manager mentioned that representatives from Specialty Minerals had come to the Town Office to discuss the process of dismantling their facility on Madison Paper Property. They were in business as of April 1 but the entire facility will no longer exist as of this summer. During the meeting at the Town Office the representatives were asked about tax valuation and that is something they would want to have a conversation on at a later date. Shirley will work up some numbers and then set a time to meet with Specialty Minerals.

F. Assessors Concerns: None

G. Adjournment: Motion to adjourn at 6:25pm