

## 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 November 28, 2016 5:30pm Old Point School Meeting Room**

- A. Salute to the flag: Meeting was called to order at 5:30pm
- B. Roll Call: Assessors Al Veneziano, Jack Ducharme, Paul Fortin, Mike Edgerly and Ron Moody were present. Assessing Agent Shirley Bartlett was in attendance, along with Town Manager Tim Curtis and attorney David Silk with Curtis/Thaxter.
- C. Discuss acceptance of meeting minutes of October 17, 2016: Motion to approve the minutes by Mr. Fortin, seconded by Mr. Edgerly, motion carries 5-0.
- D. Old Business (Assessor's concerns from immediately preceding meeting): None
- E. New Business

- 1. Review updated Tax Commitment Figures: Town Manager Curtis explained that after commitment the finance office noticed a difference in the amount allocated to the TIF Financing Plan for Backyard Farms. The amount BYF paid in taxes was correct but the TIF valuation was incorrect. Assessing Agent Shirley Bartlett has prepared a new Certificate of Assessment by correcting the TIF Financing Plan Amount from \$905,539.00 to \$912,911.22. This results in a change in overlay from \$301,695.72 to \$294,323.08.

Motion from Mr. Fortin to approve the certificate of error form, seconded by Mr. Moody. Motion carries 5-0.

Motion from Mr. Ducharme to approve the new Certificate of Assessment, seconded by Mr. Edgerly. Motion carries 5-0.

- F. Assessors Concerns: During the last meeting Mr. Fortin had asked about the status of the old stick mill on Water Street. Town Manager Curtis reported that the property was purchased from the Town by Ron Withee in May of 2011 with the stipulation that it be cleaned up. Apparently the property was cleaned to good enough standards that the property was deeded to Mr. Withee in November of 2011.

In January of 2015 the property was sold to Daniel Brown of North Anson. Mr. Curtis spoke with the new owner recently who has some plans to build a building but nothing very concrete. The current valuation of the property is \$50,400 and taxes are paid up to date.

The Town Manager brought the Board up to date on the status of the Solar Field Project at Madison Electric Works. The project has been expanded to include some land that was previously not developed and the investors must wait until the entire project is ready before

electricity can be produced and sold to MEW. The solar panels and the infrastructure will be subject to personal property tax on April 1, 2017. The property is not eligible for the State's Business Equipment Tax Exemption (BETE) program. The investors may come to the board asking for a TIF or some sort of payment in lieu of taxes.

G. Citizen Concerns:

H. Executive Session to consult with legal counsel pursuant to 1MRSA 405 (6) (E). Motion by Mr. Fortin to enter into executive session, second by Mr. Edgerly. Motion carries 5-0. The board entered into executive session at 5:38pm

The board came out of executive session at 6:15pm. Motion by Assessor Ducharme to approve a proposal from Glen Walker, licensed Maine General Appraiser, of George E. Sansoucy, P.E. LLC to review the reasonableness of the 2016 hydro assessment, at a cost of \$5,000 to be paid from the Town's reserve account for revaluation. Seconded by Assessor Fortin, motion carries 5-0.

I. Adjournment: Meeting adjourned at 6:20pm.