

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 October 2, 2017
4:00pm Town Office Assembly Room**

- A. **Salute to the flag:** Meeting was called to order at 4:05pm
- B. **Roll Call:** Assessors Jack Ducharme, Paul Fortin and Ronald Moody were in attendance. Assessor George Elias was absent. Assessor Al Veneziano arrived at 5:15pm. Also in attendance were Town Manager Tim Curtis, Assessors Agent Shirley Bartlett and Finance Director Tammy Carrier.
- C. **Discuss acceptance of meeting minutes of August 28, 2017:** Motion by Mr. Fortin to approve, seconded by Mr. Moody. Motion carries 3-0.
- D. **Old Business (Assessor's concerns from immediately preceding meeting):** None
- E. **New Business**
1. **Supplemental Tax Bill for Acct #84 Stuart Twitchell:** An oversight occurred after this home was completed and additional information needed to be added to the tax bill. Motion by Mr. Fortin to approve a value increase of \$115,300 resulting in a supplemental tax bill of \$2,478.96, seconded by Mr. Moody. Motion carries 3-0.
 2. **Abatement Request for Acct #1122 Melvin Turner (Homestead Exemption):** Mr. Turner has been a Maine resident for several years and received a homestead exemption on his property in Pittston and purchased property in Pittston prior to April 1, 2017. Motion by Mr. Fortin to approve an abatement of \$20,000 resulting in a reduced tax of \$430, seconded by Mr. Moody. Town Manager Curtis confirmed that he had contacted the Town of Pittston to make sure that Mr. Turner did not also receive a homestead exemption for 2017 in that community. Motion carries 3-0.
 3. **Abatement to remove Mobile Home Acct #3317 Bonnie Mitchell:** Town Manager Curtis confirmed that this mobile home has been gone for over a year, but has not been removed from the Town's tax rolls. Motion by Mr. Fortin to approve an abatement of \$4,222 resulting in a reduction in taxes of \$90.77, seconded by Mr. Moody. Motion carries 3-0.
 4. **Abatement to remove tax bill from Town Owned Property Acct #635 (Pine Street):** Mr. Curtis said this property was donated to the Town over a year ago and should be changed to a non-taxed account. Motion by Mr. Fortin to approve an abatement of \$2,000 resulting in a reduced tax of \$43.00, seconded by Mr. Moody. Motion carries 3-0.

5. **Discuss Abatement Request for Somerset Acquisitions LLC:** Assessors Agent Bartlett notified the Board that Somerset Acquisitions has filed for an abatement of \$4,348,300 of the property they purchased from Madison Paper Industries prior to April 1, 2017. The Town values the former upper mill site at \$4,648,300 based on land and building with no assessment for personal property. Somerset Acquisitions claims that that the property is only worth \$300,000 based on the transfer tax documents.

Ms. Bartlett noted that the board had 60 days to respond, and if they do not respond to the request it is automatically considered a denial and Somerset Acquisitions would have the right to appeal to the State Board of Property Tax Review. The Board took no action at this time but will consider inviting representatives from Somerset Acquisitions to a meeting within the next two months.

6. **Discuss renewal of Assessors Agent Contract:** Town Manager Curtis asked the Board for authority to move forward in conversations with Ms. Bartlett to renew her contract with the Town and concurrently create a plan for a town wide revaluation over the next three years. Motion to that affect by Mr. Fortin, seconded by Mr. Moody. Motion carries 3-0.

F. **Assessors Concerns:** None

G. **Citizen Concerns:** None

H. **Executive Session to consult with legal counsel pursuant to 1MRSA 405 (6) (E).**
Motion to enter executive session by Mr. Fortin, seconded by Mr. Moody. Motion carries 3-0.
The Board entered executive session at 4:33pm.

The Board exited executive session at 5:30pm with no action taken.

I. **Adjournment:** Meeting adjourned at 5:30pm.