

Board of Civil Authority
Grievance Hearings
Tuesday, August 13, 2019

The Board of Civil Authority met at 6:00 in the Pomerleau building to hear property tax assessment grievances.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Anne Cosgrove, Stephanie Churchill, Abby Pollender, Dennis Smith, Durward Ellis, David Brown, Diane Holmes, Al Dunn, Jeff Moore, Bill Krajieski (Assessor), Robert Swartz (Lister), Paul Laramie (Lister), Donald Smith (Lister), Todd Wellington (Caledonian Record), Mary & Gary Lunderville, William Neylon, Mathew Ghafoori, Al Bulay, and Brad Ashley.

No public comment.

All board members, assessor, listers and appellants were sworn in. Rule of the hearings were explained to all present.

Mary & Gary Lunderville, 2784 Portland Street, Parcel Id: 013057004. See attached document Lister #1 for presentation from Assessor's office. Mary stated that the house is not livable as there is no heat, windows need to be replace, chimney needs to be replaced and all electrical needs to be replaced, there is a crack in the foundation, there is really only 2 bedrooms and the square footage is 1234 feet. They have done some work in the garage and are working on the house. In her letter it stated that the acreage was wrong on the listers card. She believes their deed says over 2 acres. They feel the value of the property should total \$98,000. They paid \$75,000. The inspection committee will be Anne Cosgrove, Diane Holmes and Stephanie Churchill.

Alexander Bulay, 17 Eastern Ave, Parcel Id: 1V 058018. Mr. Bulay was accompanied by his attorney William Neylon and Real estate broker Mathew Ghafoori. See attached packet Lister #2 for presentation from Assessor's office. Al stated that the 3rd floor is vacant and would cost thousands of dollars to renovation to get tenants up there. His rental income is \$67,200 per year. The cash flow for the building declined drastically when both the tenants moved out on the first floor. Mr. Bulay owns the building, the movie theater is a partnership that pays him rent. He is one of the partners. Mr. Neylon presented a copy of real estate appraisal from Milne-Allen Appraisal Company, exhibit Bulay #1 and a marketing plan from Mathew Ghafoori, and exhibit Bulay #2. These will be on file electronically in the town clerk's office. Bill Krajieski objected to the appraisal from Milne -Allen as he had questions but no one from the company was present to answer them. Chairman Kevin

Oddy, took the appraisal in if Mr. Krajewski could discuss his questions with appraiser and report back at inspection committee meeting. Mr. Neylon agreed to take questions in writing that he would pass on to the appraiser and send the responses back. Questions must be into Mr. Neylon by next Friday. Mathew Ghafoori stated that finding a buyer at the price the town had it assessed for was impossible. Other properties on Railroad Street have been for sale for years in the \$400,000 price range. He stated that the movie theater portion of the building is the best shape of all parts of the building. The 3rd floor would be difficult to rent as it's not ADA compliant and would need a lot of renovations. Mr. Neylon stated they feel the assessed value of the building should be at \$418,000. The assessor and Mr. Bulay were asked to come back at the meeting of the inspection committee to ask and answer any other questions about the reappraisal. The inspection committee will be Dennis Smith, David Brown and Durward Ellis.

New Depot Square Commercial Properties, LLC, 10 Eastern Ave, Parcel Id: 1V 058021.001. Brad Ashley was present as CEO of the LLC. See attached packet Lister #3 for presentation from Assessor's office. Mr. Ashley, went over the sale of the entire building and the circumstances with Housing Vermont. Both the apartment building and first floor were purchased at higher market value to cover funding for the projects. The first floor is not rentable at all until renovations have been done. He didn't understand how the assessed value almost double from 2018 to 2019 as nothing had been touched. He presented an appraisal report that was done in 2017 by Martin Appraisal Service when Housing Vermont was buying the building, exhibit NDSCP #1. This will be on file electronically in the town clerk's office. The appraisal of the first floor units are \$230,000. Mr. Ashley feels this is a reasonable value. The inspection committee will be Abby Pollender, Jeffrey Moore, and Dennis Smith.

On a motion by Anne Cosgrove, seconded by Diane Holmes to continue these hearings until September 3, at 6:00 p.m. to hear from inspection committees. Motion passed unanimously.

Minutes written by: Stacy Jewell




Minutes approved by: Kevin Oddy

ST. JOHNSBURY BOARD OF CIVL AUTHORITY
TUESDAY, August 13, 2019
Pomerleau Building 5:30 P.M.
ATTENDANCE SHEET

NAME PLEASE PRINT NAME CLEARLY	TOWN OF RESIDENCE
ak Dunn	ST J
Cheryl P. Under	ST J
Ward L Brown	ST J
Shane Holmes	ST J
Arne Cosgrove	ST J
Karen Buffa	ST J
Kevin Oddy	ST J
Wellington	CAL - REC
Dennis Smith	ST J
Debra	St Johnsbury
DURW Ann C. Ellis	ST J
Stephanie Churchill	ST J
Robert Swartz	ST J
J. Amy Moon	ST J
Mary Lundeau	ST J
Joan Lundeau	ST J
Robert Neale	ST J
Matthew Guadagnoli	ST. JOHNSBURY
Mike Boley	Lake Luzerne, NY
Schuyler Quill	ST. Johnsbury
Rose Smith	ST J.

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