

SSTTDC Board of Assessors Meeting
October 31, 2012 @ 2:00PM
SSTTDC Town Hall, Conference Room

Assessors Present: Dennis Robson, Chairman
Pamela Pantermoller
Jack Pistorino

Also Present: James A. Wilson, Chief Financial Officer
James Judge, Principal Assessor
Scott Bois, Treasurer/Collector
Keith Nastasia, Public Works Superintendent
Chris Chiasson, Financial Intern

The Chairman called the meeting to order at 2:00pm.

The CFO introduced Mr. Chiasson, who was conducting a risk assessment of SouthField at Stonehill College. Mr. Wilson then reviewed the DOR Certification detail including 254 parcels and assessments, Tax classification and allocation, Levy Limit calculation, Tax Rate recapitulation, Free Cash and Enterprise funds. Mr. Judge reviewed the Certification summary.

Mr. Wilson noted that DOR required net assessments to be carried across all tax exempt parcels as some of them now under NAVY control, may be conveyed to SSTTDC in future. The Assessors were informed that the two personal property accounts were A&J Electric, and LNR Property Corp.

Discussion ensued on taxation of utilities supporting the SouthField project, and the need to separate the Base utilities from the Town of Weymouth's utility growth. To date, no new growth based on utilities had been added to SSTTDC schedules. DOR will include them in FY14.

The Assessors were informed that the apartments were included in FY13, that commercial values were just on vacant land and that this year's budget included expenditures for education, police and fire services, and four audits: Annual, Special Assessment, Parkway and DOR. DOR has calculated a lesser amount in new state revenue generated by the project than was estimated by SSTTDC. A CPA firm would perform an audit of the numbers, and the tax rate would not be set until the disagreement was resolved. The CFO stated free cash would not be certified until all audits were completed and the tax rate was set.

There were no applications for abatement, or inquiries by exempt tax payers this year. It was noted that most residents were rent payers. Discussion ensued on setting up exemption procedures for veterans and seniors. The DDA Agreement with LNR committed SSTTDC to keeping the tax rate in range with the surrounding towns and a capital analysis determined a workable residential tax rate of \$13.26.

The Assessors found an error on the LA13 form on prior year tax rate.

The CFO noted that residential development had slowed due to the need for 150,000 s/f commercial development as required in the Reuse Plan. The Assessors were updated on

the construction plans for the second phase of the East West Parkway and traffic mitigations plans for the Rockland roadways connecting the Parkway to Rte. 3.

The Assessors would need to meet again soon to approve the Special Assessment Commitment on FOST 1 and 2 land owners.

BOA Measure 12-002 Assessment Values

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, to set FY2013 Assessment Values as presented to the MA Department of Revenue, Bureau of Local Assessment on Form LA 13, Assessment/Classifications: Class 1 - \$47,720,900 Class 2 - \$2,542,500, Class 3 - \$60,268,800, Class 4 – zero, Class 5 - \$3,363

Unanimous vote

BOA Measure 12-003 Tax Classification

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, to recommend a split Classification Rate for FY2013 with a shift of 1.291878% with no Residential Exemption

Unanimous vote

The tax rate per \$1000 of value would be \$13.26 Residential and \$26.35 Commercial and personal Property. FY 12 Tax rate equaled \$12.89 and \$23.89 respectively.

VOTED: Motion of Pam Pantermoller, seconded by Jack Pistorino to approve the minutes of June 14, 2012

Unanimous vote

The Assessors signed the DOR forms.

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller to adjourn the meeting

Unanimous vote

The meeting ended at 3:15pm

Mary Cordeiro, Recording Secretary

Dennis M. Robson, Chairman