

SSTTDC Board of Assessors
Tuesday, May 6, 2014 @ 2:30pm
SSTTDC Town Hall Conference Room

Assessors Present: Dennis Robson, Chairman
Pam Pantermoller
Jack Pistorino

Also Present: James A. Wilson, Chief Financial Officer
James Judge, Principal Assessor
Scott Bois, Treasurer/Collector

The Chairman called the meeting to order at 2:30pm

The CFO indicated there were several issues that needed to be committed to record as of this date for all matters pertaining to the Board of Assessors so that there would be a clean place from which to go forward, no matter what happened at local or state level with regards to SSTTDC.

BOA Measure 14-001 -2012 Abatements

The Assessors were informed that the Shea Fitness Center no longer did business within the boundaries of the former SWNAS and that the personal property tax was not collectable. The CFO noted this was the only outstanding matter for 2012.

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, that the Board of Assessors authorizes the Chief Financial Officer to abate the 2012 Personal Property Tax due from Shea Fitness Center in the amount of \$110.63, that this tax was deemed uncollectable

Unanimous vote

The Assessors signed the accounting authorization to close out the Shea Fitness Center

BOA Measure 14-002 – FY12 Overlay Account

The Board was informed that there were no further liabilities for the FY12 Overlay account. A Balance Sheet of Assets, Liabilities and Fund Balance was included in the Assessors' Agenda packets.

Mr. Pistorino was informed there were no outstanding issues with utilities or real estate taxes.

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, that the Board of Assessors authorizes the release of the FY2012 Overlay for Abatement Account in the amount of \$120,967.22

Unanimous vote

BOA Measure 14-004 – FY11 Overlay Account

The CFO noted there were no liabilities for the FY11 Overlay Account

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, that the Board of Assessors authorize the release of the FY2011 Overlay for Abatement Account in the amount of \$307.52

Unanimous vote

2013 Abatements

The Assessors reviewed the list of FY13 Appellate Tax Board cases (111 parcels). The ATB hearing for William B. Rice Eventide Homes would take place on June 19th and the hearings for LNR South Shore LLC

(110 parcels) would take place October 7th. The Assessors were informed that all FY13 taxes were received in a timely manner, that LNR's total tax appeal was \$1.6M, and their claim was the values were too high.

2014 Abatements

The Assessors were informed that 106 applications for abatement (one from Eventide Homes and 105 from LNR) were received January 16th and deemed denied April 16th. All the Denial notices were signed by the Assessors. The Treasurer/Collector noted that LNR sold some parcels and reduced their number of applications from FY13 to FY14.

2015 Valuations

The Treasurer/Collector distributed a preliminary data worksheet with internal information on all SouthField parcels, and noted that it tied to the current LA4 Classification Report prepared by the Principal Assessor. Discussion ensued on taxable properties, FY14 Commitments and Special Assessments for FOST 1 and 2, FY15 assessment, new construction, real estate sales, the Workforce Housing program, the estimated required revenue contribution for the FY15 Special Assessment and residential equivalent unit calculations.

Mr. Pistorino was informed that some parcels were reclassified from commercial to open space, which became apparent when the zoning map was overlaid onto the assessor's map.

The Assessors were informed that all land presently held by NAVY was exempt, but when transferred some of the land would become taxable and developed. Further discussion ensued on USCG land and retrocession statutes governing that property.

Mr. Judge noted he had meetings with a representative from DOR which included a site tour and a review of field cards, building permits and land sales. The Board was informed that establishing comparable commercial land sales was a challenge due to a lack of vacant land sales in the surrounding region.

2015 Special Assessment

The CFO noted that 9 parcels remained on FOST 1 & 2 property list for special assessment. A lengthy discussion ensued on the 2010A Bond obligations, special assessment calculations, and DOR certifications on values, tax rate and required third party confirmation on special assessments. The Board was informed that final confirmation from MUNICAP was still pending; and that annual approval of Special Assessment Rolls was required by the Board of Directors.

BOA Measure 14-003

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, that the Board of Assessors recommends favorable action to the Board of Directors for the FY15 Estimated Special Assessment, Reallocation of Assessments for FOST 1 and 2 as submitted to the Corporation by MUNICAP, and in accord with the approved bond authorization of April 27, 2010, measure 10-014

Unanimous vote

Minutes – December 16, 2013

VOTED: Motion of Jack Pistorino, seconded by Pam Pantermoller, to approve the minutes of the Board of Assessors meeting held on December 16, 2013

Unanimous vote

The Assessors reviewed the new Assessor Maps with the Zoning map overlay. and were informed that land sales would continue to be added to the maps, that three (3) re-sales occurred this year, that John M. Corcoran & Co. was building an additional 72 units including seven (7) town house apartments plus 65 new apartments with a roof top deck, that LNR/Starwood had 2 pending land sales for Winter Woods and Transit Village projects, and that Eventide Homes must begin construction by spring 2014 or pay a penalty to LNR.

Assessors set their next meeting for Wednesday, June 18, 2014 @ 2:30pm

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

Unanimous vote

The meeting ended 3:50pm

Mary Cordeiro, Recording Secretary

Dennis Robson, Chairman, Board of Assessors