

CITY OF RUTLAND, VERMONT
Board of Tax Abatement Minutes
August 8, 2016

MINUTES OF OPEN SESSION

Members present; Mayor Louras, Treasurer Wilton, Assessor Keefe, President Notte, Aldermen Allaire, Humphrey, Ettori, Larson, Bloomer and Davis. Also present, City Clerk Heck. Alderman DePoy, Robertson, Tommola and Donahue were absent.

President Notte called the meeting to order at 5:31 PM and stated that the Board had several requests before them. President Notte then stated the first request was from David Boynton.

Abatement Request of David Boynton, 1 Evergreen Avenue, ID#10574

President Notte asked if there was any conflict with this request from any Board member. Seeing none, the Board continued with the request. It was noted the tax payer was not present. The Board reviewed paper work provided from the Treasurer and the information provided by Mr. Boynton. After brief discussion, a motion was made and seconded (Davis, Allaire) to close the hearing. **Motion passed.**

President Notte noted the Board's decision to hold all deliberative session after all tax abatement requests had been heard. President Notte then moved on to the next request.

Abatement Request of David Pomykala, 148 Library Avenue, ID#14446

President Notte introduced the request and asked if there were any conflicts from the Board. Seeing none, President Notte asked David Pomykala to present his request. Mr. Pomykala spoke of his retail property that burned back in 2014. Mr. Pomykala noted his struggle to keep up with the property and associated taxes. A plan was presented where Neighbor Works would take the building down and turn the remaining property into just lawn. The Board asked numerous questions about the proposal presented with Neighbor Works and the associated steps moving into the future. With no further questions, President Notte explained the process for finalizing this request, closing the hearing, moving into deliberative session, making a decision on the request, the Clerk preparing the report to be sent out with that decision within 30 days.

Abatement Request of Caryn Martin, 27 Hopkins Street, ID#13768

President Notte introduced the request and asked if there were any conflicts from the Board. Seeing none, President Notte also noted the tax payer was not present. The Board reviewed the provided materials on the request. There was brief debate for specific fire related information. A motion was made and seconded (Allaire, Davis) to close the hearing for the Martin Request. **Motion passed.**

Abatement Request for Joseph Giancola Totaling six (6) Parcels

9 Pine St. ID #17904

107 Granger St. ID #11684

88 South St. ID #17640

19 Kingsley Court ID #11720

41 E. Ctr. St., Dana School ID #11720

184 Granger St. ID #14386

President Notte introduced the request and asked the Clerk to distribute paperwork presented by Mr. Giancola. The Clerk also presented a brief history of the request noting Mr. Giancola had started the appeals process and was late grieving the Assessor's denial of his request. Mr. Giancola was sworn in. President Notte read aloud each parcel requested and asked if there was a conflict with any member for these properties, seeing none, Mr. Giancola presented his testimony for each property.

Mr. Giancola based his first request for appeal of 9 Pine St. as lister error. Mr. Giancola gave a brief history of his purchase and condition of the property. Mr. Giancola listed his plans for the property. There was brief debate before Mr. Giancola moved on to 107 Granger St.

107 Granger St. Mr. Giancola gave a brief history of his purchase and condition of the property. Mr. Giancola listed his plans for the property. There was brief debate before Mr. Giancola moved on to 88 South St.

88 South St. is a single family home. Mr. Giancola gave a brief review of the property and stated his desire to use the income approach to value the home at \$60,000. There was brief debate on how Mr. Giancola got to the Board of Tax Abatement with these requests. With no further debate, Mr. Giancola moved on to 19 Kingsley Court.

19 Kingsley Court is a multi-family complex. Mr. Giancola noted an issue with a prior issue with the Commissioner of Public Works and a bad tenant. Mr. Giancola spoke of an income approach to value the complex. There was brief debate from the Board.

41 E. Center Street. Mr. Giancola presented his evidence and questioned the Assessor on the past and present assessment of the building. Mr. Giancola spoke about zoning and lack of business friendly environment. Mr. Giancola spoke of his failed request from the Developmental Review Board and all of the conditions placed on him to develop this property. Mr. Giancola stated the assessment should be \$42,700, as assessed before. There was brief debate from the Board specifically to timelines associated with the tax appeal process.

184 Granger St. is a rehab house and is not occupied. The house is in poor condition and needs a lot of work. Mr. Giancola paid \$10,000 for the property after April 1st of this year and feels that is the proper assessment. This concluded the hearing for Mr. Giancola. A motion was made and seconded (Allaire, Louras) to close the hearing. **Motion passed.**

Abatement Request of David & Diane Trapeni, 191 Columbian Ave., ID #20147

President Notte then noted the request from David Trapeni and asked Mr. Trapeni to be sworn in. The Clerk distributed the paperwork and then swore in Mr. Trapeni. President Notte introduced the request and sought any conflicts from the Board. Alderman Etti noted that he and Mr. Trapeni were very distant relatives, a 3rd or 4th cousin. Mr. Trapeni then gave his testimony and noted excessive phone issues with contacting the Assessor. Mr. Trapeni presented verbal evidence with comparable properties. Mr. Trapeni spoke of sending notices certified mail. Mr. Trapeni was looking for an assessment at a \$100,000 or less. There was brief debate from the Board. A motion to close the hearing was made and seconded (Allaire, Louras). **Motion passed.**

At 6:32 PM a request was made by President Notte to move into deliberative session. This request was so moved and seconded (Allaire, Louras). **Motion passed.**

At 6:34 PM the Board of Tax Abatement moved into deliberative session.

At 7:07 PM the Board of Tax Abatement came out of deliberative session.

President Notte noted that all decisions will be drafted by the Clerk and mailed within 30 days.

A motion was made and seconded (Larson, Louras) to adjourn. **Motion passed.**

Respectfully submitted,

Henry A. Heck
Clerk, Board of Tax Abatement