

MINUTES
TOWN OF MONTAGUE ASSESSING DEPARTMENT

Second Floor Conference Room - Montague Town Hall - 1 Avenue A Turners Falls, MA

MARCH 15, 2021

A meeting of the Montague Board of Assessors was held on Monday, March 15, 2021. Assessors present: Chairman Paul Emery, Ann Cenzano and Karen Tonelli, Director of Assessing. The meeting was available to members of the public via Zoom. Chairman Emery called the meeting to order at approximately 3:40 p.m.

Upon a motion that was made and seconded, it was vote to accept the minutes of the previous regular session meeting as well as the executive session meeting as printed.

Kim Williams and Nick Waynelovich joined us via Zoom to discussed the abatement application they filed for the newly constructed theater building. Kim began by explaining the financing process through SBA which she indicated was rigorous and thorough. She indicated the SBA determined the value to be 1.8 million. Any costs for the project over that amount were raised by private funding. Kim believes the re-sale value for both buildings to be 1.8 million. Wayne stated that the total cost associated with the theater building was 2.4 million. Ann Cenzano asked if Ja'Duke received PPP money and Kim indicated that they received funds equal to 2.5 months of payroll. Karen asked about the activities in the new building other than theatrical and Kim said the driving school classes generated total income of \$3,200.00. The driving school rents the auditorium and future plans may be to move it to the auditorium and use that space for additional pre-school classes. There are also two (2) pre-school classrooms in the new building. Kim provided the board members with updated Profit and Loss figures for 2019. The taxpayers opinon of value for the theater land and building is \$760,087.00. Paul indicated that since there was a lot of documentation to review the board will take this matter up again at their next meeting. Ann Cenzano agreed.

A discussion concerning the vacant assessors position took place. Karen brought the Assessors up to date with her last meeting before the FinCom concerning this matter as well as the FY2022 budget. It was felt that a full-time, benefited clerk's position was not warranted at this time but rather a field viewer/data collector is needed. The Fy2022 budget was adjusted to \$25,000.00 and a job description will need to be prepared as well as possible negotiations with the NAGE union.

The board signed the monthly list of abatement/exemptions issued in February, 2021.

The Board received and reviewed a Chapter 61A Application from Amelia Sirum which was incomplete and filed late. The Board voted to deny.

The Board signed abatement certificate for Fy2019 ATB decision to Alix/Lawless.

Next meeting will take place on Monday, March 29, 2021.

Upon a motion made by Chairman Emery and seconded by Assessor Cenzano, it was voted to adjourn the meeting at 4:20 p.m.

Respectfully submitted,
Karen M. Tonelli, M.A.A.

Approved:_____

List of Documents

Ja'Duke Abatement Application and various documentation

Monthly Summary listings

Chapter 61A Application/Denial Notice

Certificate of Abatements/ATB decision Alix/Lawless