



CARVER FINANCE COMMITTEE MINUTES OF JULY 31, 2023, MEETING

Present: Chairman Alan Germain, Vice Chair Elizabeth Sulger, Walter Cole, Tony Macrina, and Patrick Meagher.

Also Present: Recording Secretary Ashley Swartz.

Absent: Town Administrator Bob Fennessey and Finance Director Sue Moquin,

Mr. Germain opened the meeting at 6:30 PM

Pledge of Allegiance.

Public comment – hearing none

Town Administrator and Finance Director updates

Mr. Germain read a letter regarding Bob's absence – stating there are no changes.

Transfer request Town Assessor \$22,200 for Edaville appraisal

Joe Roche – Town Assessor and Ellen

They are seeking \$22,000 for the appraisal of Edaville for 2020, 2021, 2022, and 2023.

Maps 87-82 and 87-81 are the parcels being assessed. This includes theme park improvements and the parking lot. They want an appraisal of the property because of the nature of the property (special use) – and is beyond the ability of the office or the broader assessing community to conduct this appraisal for the purpose of an abatement. This would be conducted to give a firm fair market value of the property. Mr. Germain asked if the current abatement was in land court. Mr. Meagher asked why an appraisal hasn't been done in the last four years and if there is a valid appraisal done now (going back four years) will the property be back taxed based on the current value. Joe said Edaville has paid out these previous years and this would be determining a refund if any. Mr. Meagher asked when the last affective appraisal was done – he was concerned because it is the largest parcel in town. Joe said this is assessed annually – but Edaville has never had a general appraisal outside the annual assessments. Mr. Germain added this was likely part of the abatement process – and the land could be worth less because it was shut down. He speculated that they could have found a previous assessment and added the usual annual increase. He added that he spoke to the Town Administrator and recommended getting the certified appraisal – giving us “more teeth” in court regarding a land appraisal. Mr. Meagher asked if in the future this is made part of the assessor's budget. Joe explained that the cost is a little high because they are going back a few years, but due to the lot size it would still be

expensive. Mr. Germain asked what this could cost in loss of abatements – Joe said it could be upwards of \$250,000. Ms. Sulger questioned the real estate taxes being higher in 2020 than in '21, '22, '23. Joe said the rates are dependent on commercial versus residential tax rates. Mr. Macrina asked if this was appraised this year, what would happen next year when this appraisal was done – he asked Joe if they would have to do a full appraisal next year if one was conducted this year. Ellen explained that they would take the income and expense approach, but if they don't have the numbers (despite them being requested) you can't put a value on the property because you can't make numbers up. There's a lot of information they would need to have in order to get this done. It has been difficult to obtain the information needed to do this assessment. Ms. Sulger asked what happens if they come back and they should have been assessed higher in previous years – but they can't ask them for more money for past years. Mr. Germain thinks this is the way to do this – getting a professional appraisal. Motion to approve the transfer to the Assessors made by Mr. Macrina, seconded by Ms. Sulger, approved unanimously 5-0-0.

Grant application for United Parish

There is an oil tank in the basement that is leaking – it happens to be on a dirt floor. Since the tank needs to be replaced, a cement pad will need to be poured. They conducted a fundraiser, but other factors have come up. Dianne said they have raised about \$3,800 but they forgot about refilling the 275-gallon tank. The insurance company also noted updates that need to be made – like the glass doors, cement work up front, etc. and they are in the process of getting quotes. They have money to operate but not to make the changes. She said if the money is granted, they would use that for the tank and floor, and the money raised would be used for the other projects that have come up. Mr. Germain reiterated that he checked with the Council and because the Parish has a lot of residents use the space for other activities, they can approve the grant. They are looking for a \$5,000 grant which would cover most of the work in the basement. Ms. Sulger asked if CPC could help since it is a historical building. Mr. Germain said it was possible and they could check into it. Ms. Sulger made a motion to approve the \$5,000 grant for United Parish, seconded by Mr. Macrina, approved unanimously 5-0-0. Mr. Germain said this benefits the town and this is what the grants are designed to do.

Approval of minutes of meeting: 07-10-23.

Ms. Sulger made a motion to approve the minutes as written, seconded by Mr. Meagher, approved unanimously 5-0-0.

Next meeting date: September 2023, at 6:45 PM. Meeting date will be determined when they have information from the Town Administrator.

Motion to adjourn made by Ms. Sulger, seconded by Mr. Meagher. Approved unanimously 5-0-0.

Adjournment 7:03 PM.

Minutes submitted by Ashley Swartz.

Voted and Approved