

Minutes

Board of Assessors

Room 105

Tuesday, April 18, 2023

5:00 PM

The meeting convened at 5:00 PM. Present were Mary Greendale, chair, and Jeffrey Marshall. Staff: Kevin Rudden. Others: Garry Holmes, Craig Johnson and Paul McKeon.

1. The board met from 5:00 PM to 5:45 PM with Garry Holmes, Craig Johnson and Paul McKeon of R.W. Holmes Commercial Real Estate to discuss their Real Estate abatement request for 89 October Hill Road. They asserted the building is valued at \$7.8 million, not the \$20.9 million Fiscal Year 23 value. Kevin Rudden explained the increase in value was primarily due to the HVAC, electrical conduits and lighting equipment installed into 36,000 square feet of the 84,000 square-foot building by tenant Mayflower Medicinal, a marijuana cultivator. The building permit issued for their build-out was \$4.5 million.

The R.W. Holmes officials discussed how Mayflower Medicinal has three years left on a 10-year lease and the build-out of two building levels for this tenant will make it difficult to re-lease out. The tax assessment of \$20.9 million equates to \$3.84 per square foot for taxes, versus \$1.06 per square foot for taxes for nearby 84 October Hill Road. They said these numbers make the building very hard to rent in a competitive environment.

The board discussed with R.W. Holmes that the process of assessing businesses that are engaged in or have tenants engaged in marijuana cultivation is evolving within the Commonwealth, with little to no guidance from the Department of Revenue, and we appreciated them coming in and explaining their concerns. Mary Greendale said it is important that all marijuana cultivators be assessed equitably. Board members asked Kevin Rudden to give them a recommendation for an abatement amount at the scheduled April 25, 2023 board meeting.

2. Jeffrey Marshall made a motion, seconded by Mary Greendale, to approve the minutes for the April 11, 2023 board meeting and the April 11, 2023 executive session, as well as

releasing the executive session minutes to the public. The motion carried 2-0-1 (Stephen Wang was not present).

3. Kevin Rudden recommended that the board grant an abatement to Mederi, Inc. at 44 Boynton Road to reduce the Personal Property assessment to \$30,000 (from \$486,675). This new number is based on the receipts for \$25,152.90 that Christopher Pantano gave to the board on April 11, 2023, plus the cost of used greenhouse growing tables that Kevin Rudden researched. At that April 11, 2023 meeting, Christopher Pantano explained that he built his grow system by hand and did not have the same types of equipment other cultivation facilities typically have.

Jeffrey Marshall made a motion to grant the abatement, seconded by Mary Greendale. The motion carried 2-0-1.

Jeffrey Marshall made a motion at 6:05 PM, seconded by Mary Greendale, to adjourn the meeting. The motion carried 2-0-1.