

Minutes

Board of Assessors

Room 105

Tuesday, April 25, 2023

5:00 PM

The meeting convened at 5:01 PM. Present were Mary Greendale, chair, Jeffrey Marshall and Stephen Wang. Staff: Kevin Rudden. Others: James Kane and Jimmy Kane.

1. The board met from 5:01 PM to 6:12 PM with James Kane and his son, Jimmy Kane, Kane & Co. to discuss their requests to abate the Real Estate and Personal Property taxes for PharmaCannis 465 Hopping Brook Road. They asserted the building and land should be valued at \$3,350,000 and the personal property at \$1.5 million.

Kevin Rudden said the land was sold to IIP-MA 1 LLC in 2019 for \$3 million and the current assessment is \$3,220,000. The building permit issued in 2019 listed \$12.5 million as the cost to build and equip the combination marijuana processing plant and greenhouse. [Note: IIP-MA 1 LLC owns the land and building and has a long-term lease-back arrangement with PharmaCannis.]

The Kanes contended that the building should be valued like any other industrial building, and presented data on the assessments for other buildings within the Hopping Brook Park. They also presented data on other marijuana cultivation facilities in Massachusetts that also are owned by IIP.

Kevin Rudden suggested breaking the discussion down into two phases: Personal Property and then Real Estate. The Kanes noted that, due to PharmaCannis' corporate status, only \$1.5 million of the \$2,364,567 is taxable. They agreed to provide Kevin Rudden with the list of what is subject to taxation.

In terms of the Real Estate, Kevin Rudden maintained the building has a special use as a marijuana cultivation/processing facility, rather than being just a "warehouse." James

Kane suggested that an assessment of \$7 million for the building and land might be more appropriate. If that number were accepted, he would be willing to leave the Personal Property number at roughly \$3 million.

Board members briefly discussed the abatement requests after the Kanes left, and agreed to meet at 5:00 PM on April 28, 2023 to continue discussing the request.

2. Jeffrey Marshall made a motion, seconded by Mary Greendale, to approve the minutes for the April 18, 2023 board meeting. The motion carried 2-0-1 (Stephen Wang was not present at that meeting).
3. Board members deferred discussion on the 89 October Hill Road abatement request until the April 28, 2023 meeting.
4. Mary Greendale said she planned to contact Holliston's state representative and state senator to ask them to file bills to address the issues facing assessors trying to do fair and equitable assessments of marijuana cultivation facilities.

Jeffrey Marshall made a motion at 6:44 PM, seconded by Stephen Wang, to adjourn the meeting. The motion carried 3-0-0.