

Minutes

Board of Assessors

Room 105

Tuesday, January 23, 2024

5:00 PM

The meeting convened at 5:00 PM. Present were Jeffrey Marshall, chair, Mary Greendale and Stephen Wang. Staff: Kevin Rudden and Sherrie Bates. Others: Bryan Clancy and Frank Chamberlain.

1. The board and staff met with Bryan Clancy of the Housing Trust to discuss the new M.G.L. Chapter 59, Section 50 – signed into law on October 4, 2023 – which enables landlords who rent apartments to people qualifying under state/federal guidelines for affordable housing to receive exemptions.

The discussion centered on explaining the new law, whether landlords would be interested in it, and whether Housing Trust funds could be used to offset the cost of the exemptions. When Income & Expense forms for calendar 2023 are received, Kevin Rudden can look at the actual rents being charged in town and talk to landlords about their interest. Bryan Clancy said he would study the new law. He and board members discussed inserting into local regulations a cap on the dollar amount of exemptions to be granted each year. More discussion will be held at a later date.

2. Stephen Wang made a motion, seconded by Mary Greendale, to approve the regular session and executive session minutes for the December 19, 2023 meeting and the minutes for the January 9, 2024 meeting. The motion carried 3-0-0).
3. Mary Greendale made a motion, seconded by Stephen Wang, to sign 2023 Motor Vehicle Excise Tax commitment #7 (\$14,523.22) and 2024 Motor Vehicle Excise Tax commitment #1(\$2,153,258.39). The motion carried 3-0-0.

4. Stephen Wang made a motion at 5:30 PM, seconded by Mary Greendale to enter into an executive session to discuss confidential exemption applications and reconsider a Chapter 61A denial, with the intent to return to public session. A roll call vote was taken, and the motion carried 3-0-0.
5. The board returned to public session at 5:45 PM. Stephen Wang made a motion, seconded by Mary Greendale, to ratify the actions taken during the executive session. The motion carried 3-0-0.
6. Kevin Rudden informed board members that the proposed Fiscal Year 2025 budget was submitted by the January 19, 2024 deadline.
7. Board members and staff reviewed a preliminary draft of the 2023 Annual Report and approved it provided that staff add a list of the number of housing units. Kevin Rudden will revise and submit the report.
8. Kevin Rudden told board members that, as of January 23, 2024, a total of 9 Residential and 2 Personal Property abatement applications had been submitted. The deadline to submit abatement applications is 4:30 PM on February 1, 2024.
9. Kevin Rudden informed board members that staff is actively involved with Data Cloud in configuring the iPads for field work, with an expectation of being up and running by the end of March.
10. The board and staff met with Frank Chamberlain of the Community Preservation Committee (CPC) to discuss the new M.G.L. Chapter 59, Section 50 – signed into law on October 4, 2023 – which enables landlords who rent apartments to people qualifying under state/federal guidelines for affordable housing to receive exemptions.

The discussion centered on explaining the new law, whether landlords would be interested in it, and whether CPC funds could be used to offset the cost of the exemptions. Frank Chamberlain explained the current limitations on using CPC funds to “support” affordable housing, saying that it has to be for permanently deeded affordable units or emergency rental assistance. He agreed to discuss the new law with the CPC and have more discussion with the board at a later date.

11. The board set its next meeting date as January 30, 2024.

Stephen Wang made a motion at 6:20 PM, seconded by Mary Greendale, to adjourn the meeting. The motion carried 3-0-0.

Documents Discussed:

- Draft meeting minutes for December 19, 2023
- Draft meeting minutes for January 9, 2024
- Kevin Rudden memo to Board of Assessors dated October 19, 2023 regarding M.G.L. Chapter 59, Section 50
- Draft 2023 Annual Report from Board of Assessors