

JOHNSON BOARD OF CIVIL AUTHORITY HEARING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, APRIL 24, 2017

Present:

Board of Civil Authority Members: Rosemary Audibert, Eric Osgood, Jan Perkins, Mary Sladyk, Mike Dunham, Nat Kinney, Jan Gearhart, Kyle Nuse

Others: Maria Anghelache, Robin Chapman (Assessor)

Eric called the meeting to order at 7:12. Rosemary swore in the board members. Eric explained to appellant Maria Anghelache how the quasi-judicial process of the hearing will work. He said the board will deliberate tonight and issue a decision. She will get written findings.

Maria apologized for her situation. She said her income is not enough to cover all her payments. She plans to try to sell her house. She is asking for a few months' extra time to pay her taxes to give her time to sell her property.

Rosemary said \$5,108 is due in taxes on Maria's property from this year (2016-17) and last year (2015-16.) Payments of \$1,739 were made. Rosemary said \$1,614 of that was the state payment for this year. Rosemary said a payment agreement was set up. Maria made one payment of \$124 on her 2015-16 taxes.

Mike said he noticed that Maria did not receive any state payment for last year. Did she file a homestead declaration? Maria said she thinks the person she hired to do her taxes missed that. Mike suggested filing an amended tax return but others explained that it is not possible to file a homestead declaration for a previous year.

Maria submitted some of her electric bills as part of her testimony.

Mary asked if it is possible for Maria to sign a promissory paper and for the BCA to suspend tax payments until she sells her property. Eric said he is not aware of anything like that. Rosemary said the property is included in the tax sale scheduled for May 12. Eric said the board has a certain amount of leeway. Mike said the property could be removed from the tax sale. Eric agreed that would be possible. Jan commended Maria for trying to pay her bills and not just walking away.

Rosemary said Vermont Studio Center is withdrawing its abatement request on 36 School Street. They feel the value didn't change enough to make it worth the request. They are requesting tax abatement for this year on 30 Lower Main, the Church Studio, which was totally destroyed on the inside. Rosemary said the new assessed value will be in effect starting next year. Robin said the original assessment was \$200,900. For next year, accounting for the damage, the assessed value will be listed as \$137,000. The fire was on June 3 last year. Statute says a property is taxed on its value as of April 1. Based on the new appraisal, pro-rated from June 3 to the end of the year, \$1380.93 would be rebated back to Vermont Studio Center.

Mike moved to go into deliberations to discuss both properties, the motion was seconded and passed and the board entered deliberations at 7:42.

Minutes submitted by Donna Griffiths