

**Public Minutes of the Board of Assessors
Meeting of June 17, 2021**

A meeting of the Board of Assessors was held at The Nashua City Hall, Room 208, 229 Main Street, Nashua, NH 03060, also via Zoom. The meeting was called to order at 9:00 AM by Chair Daniel Hansberry

Members Present:

Daniel Hansberry

Robert Earley

Paul Bergeron

Assessing Staff Present:

Gary Turgiss

Michael Mandile

Doug Dame

Amanda Mazerolle

Richard Vincent

Patricia Bell

Lindsay Monaghan

Other City of Nashua Staff Present:

Administrative Services Director Kimberly Kleiner

Jeff Poehnert Nashua Community TV

Mr. Hansberry

Good Morning, I'll call the meeting of the Nashua Board of Assessors to order at 9 o'clock on Thursday June 17, 2021. Let the record show that Mr. Early and Mr. Bergeron and Mr. Hansberry are all present. Is there a motion to waive the reading of the Board of Assessor's meeting minutes from June 3, 2021, accept them and place them on file?

Mr. Early

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second.

Mr. Hansberry

Are there any errors or corrections? Seeing none all those in favor of accepting the minutes as presented signify by saying "Aye".

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries.

Is there a motion to waive the reading of the non-public meeting minutes from the board meeting Thursday June 3, 2021 accept them and place them on file?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Are there any errors or corrections? Seeing none, all those in favor of accepting the minutes as presented signify by saying "Aye".

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries.

There are no communications. Mr. Vincent, do you have anything you care to report to the board?

Mr. Vincent

No, nothing today.

Mr. Hansberry

All right. We'll move on to new business and at this time I will recognize Gary Turgiss for abatement recommendations.

Mr. Turgiss

Good Morning board.

Mr. Hansberry

Good Morning

Mr. Earley

Good Morning.

Mr. Turgiss

The property that I have today is 7 Kipford Way in Nashua. It is located in the Waterford Place condominium development. It's a detached condo. Are there any questions regarding the recommendation that the city has in front of you?

Mr. Hansberry

Questions for Mr. Turgiss?

Mr. Early

I have a question. Do you know if the condo association pays for the roof and exterior siding?

Mr. Turgiss

Yes they do.

Mr. Earley

So does that impact the assessment? Because, honestly the owner is not paying for it directly, the association will have funds available, so...

Mr. Turgiss

Right, they had a special assessment that they had to pay for, to have the roof repaired. His house was one of the last ones that was done. And that's where the roof leaks were coming in. They had a special assessment which they had to do.

Mr. Earley

No other questions.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Did the leaky roof cause any interior damage yet?

Mr. Turgiss

He had to replace, patch the ceiling where it leaked in, and repaint. But there was no damage to where he had to like tear out carpet or anything like that.

Mr. Bergeron

Thank you.

Mr. Hansberry

Other questions? Okay, is there a motion to approve the assessment reduction for the property located at 7 Kipford Way from \$293,300 to \$215,800?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of approving the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Does that conclude the report Mr. Turgiss?

Mr. Turgiss

That concludes my report, yes.

Mr. Hansberry

Thank you. At this time the board will recognize Mr. Mandile for an abatement recommendation

Mr. Mandile

Yes, I have eight today. Good morning Board.

Mr. Hansberry, Mr. Earley, Mr. Bergeron

Good morning.

Mr. Mandile

Ok, my first abatement is for 99 Linwood St. The city recommends lowering the assessment from \$343,300 to \$296,200. It's a colonial style home, does anyone on the board have any questions?

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

I don't have any questions.

Mr. Bergeron

I don't have any on this.

Mr. Hansberry

Okay. Is there a motion to approve the assessment reduction on 99 Linwood St. from \$343,300 to \$296,200?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of approving the reduction as presented, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile.

Mr. Mandile

Second property is at 130 Searles Road, the city recommends lowering the assessment from \$276,100 to \$224,100. Does the Board have any questions?

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Ok. Is there a motion to approve the assessment reduction on 130 Searles Road from \$276,100 to \$224,100?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of the motion as presented, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile.

Mr. Mandile

Third abatement is for 7 Sanborn Drive, the city recommends lowering the assessment from \$309,800 to \$290,500. I should add that in considering this, the amount of abatement for this property the city had to take in consideration other property owned by the taxpayer, which we found was a little under assessed, so that affected the amount of the abatement for 2020.

Mr. Hansberry

So that's automatic that if somebody owns multiple properties in the city and they put in an abatement request for a single property all additional properties are reviewed?

Mr. Mandile

That's correct.

Mr. Hansberry

Any further questions for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Is there a motion to approve the assessment reduction at the property located on 7 Sanborn Drive from \$309,800 to \$290,500?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile

Mr. Mandile

The fourth abatement is for 31 Todd Road, the city recommends lowering the assessment from \$360,200 to \$327,000.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

Mr. Chairman I have one question.

Mr. Hansberry

Go ahead.

Mr. Earley

This house has a much larger lot than the others that were comped. Is there any adjustment for that lot size?

Mr. Mandile

Yes, adjustments were made for two of the comps, comps 2 and 3 were adjusted.

Mr. Earley

Ok, no other questions.

Mr. Hansberry

Other questions?

Mr. Bergeron

No.

Mr. Hansberry

Okay. Is there a motion to approve the assessment reduction for the property located at 31 Todd Road from \$360,200 to \$327,000?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile?

Mr. Mandile

The fifth abatement is for 12 Warton Road. The city recommends lowering the assessment from \$286,700 to \$274,400.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No questions.

Mr. Bergeron

No.

Mr. Hansberry

Let's see, Warton is that-- where is that located Mr. Mandile?

Mr. Mandile

It's in Timberline Drive off of Bryant Road.

Mr. Hansberry

Okay, so up in Lancashire Heights, correct? (Inaudible)

Mr. Mandile

That's correct.

Mr. Hansberry

Any other questions? Okay, is there a motion to approve the assessment reduction for the property located on 12 Warton Road from \$286,700 to \$274,400?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Any discussion? Seeing none, all those in favor of the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile?

Mr. Mandile

The sixth abatement is for 7 Montgomery Avenue. The city recommends lowering the assessment from \$162,000 to \$147,200. This is based on strictly data corrections.

Mr. Hansberry

Questions for Mr. Mandile?

Mr. Earley

No questions.

Mr. Bergeron

No.

Mr. Hansberry

So that's a very established neighborhood. Was there a free lot, any empty lot at some point and somebody went in and put in a couple condominiums, is that what happened?

Mr. Mandile

I'm not sure, this is a condex. (Inaudible)

Mr. Hansberry

Is it just like two condexes on the property?

Mr. Earley

It's usually a two family that's converted.

Mr. Hansberry

Right, that makes sense. Is there a motion to approve the assessment reduction for the property located at 7 Montgomery Avenue from \$162,000 to \$147,200?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Any discussion? Seeing none, all those in favor of the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile?

Mr. Mandile

The next two abatements are both on Selpan Way. The first one is number 7. The city recommends lowering the assessment from 7 Selpan Way from \$390,600 to \$346,500.

Mr. Hansberry

Is there a second?

Mr. Earley

So moved.

Mr. Bergeron

And I'll second.

Mr. Hansberry

Oops, sorry. Sorry.

Mr. Earley

You threw me off. I know we're all so new at this.

Mr. Hansberry

Any discussion? No discussion. On some of your commentary on some of these properties, it sounds like there has been somebody going around the city approaching property owners and encouraging them to file an abatement, is that correct?

Mr. Mandile

I believe that 7 out of the 8 abatements I am presenting today, that is correct sir.

Mr. Hansberry

Any further discussion?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Ok. Is there a motion to approve the assessment reduction for the property located at 7 Selpan Way from \$390,600 to \$346,500?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, all those in favor of approving the motion, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Mr. Mandile?

Mr. Mandile

The last abatement I am presenting is on 2 Selpan Way. The city recommends lowering the assessment from \$309,100 to \$274,100.

Mr. Hansberry

Are there questions for Mr. Mandile?

Mr. Earley

No questions.

Mr. Bergeron

No questions.

Mr. Hansberry

So, is there a motion to approve the assessment reduction for the property located on 2 Selpan Way from \$309,100 to \$274,100?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

So, one might argue that the number of abatement applications would have been lower this year had someone not been going around actively, encouraging and urging people to file the abatements?

Mr. Mandile

That is correct Mr. Chairman.

Mr. Hansberry

I remember a while ago I had reviewed the numbers and somebody was saying that the numbers were way up, and as I remember this year we were in the middle of the pack looking at the, what it is I was looking at the prior 10 years, but I excluded the years of the revaluations, because those numbers are usually skewed, because the numbers go up, so I actually went back and I think it was like 12 or 13 years to get the (inaudible) of the years. Any further discussion? All those is favor of the motion, signify by saying "Aye".

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, the Aye's have it, motion carries. Does that conclude your report?

Mr. Mandile

It does Mr. Chairman

Mr. Hansberry

Thank you very much.

Mr. Mandile

Thank you.

Mr. Hansberry

Is there any unfinished business?

Mr. Earley

No

Mr. Hansberry

We have reached the period in the meeting where there is an opportunity for public comment, I would remind the public that there is a five minute limitation per speaker, there is no one in the audience, but there may be people viewing us remotely who may like to speak. Director Kleiner is there anyone who wants to address the Board remotely?

Ms. Ortolano

Laurie Ortolano

Mr. Hansberry

And if you could state your address please?

Ms. Ortolano

Laurie Ortolano 41 Berkley St.

Mr. Hansberry

Go right ahead.

Ms. Ortolano

A couple of things. I'm still concerned about Vision's work and how they're handling the sales data for 2020, the vacancy rate, with commercial properties and what they're seeing and I think we owe the public a discussion about that and what's happening with these assessments. Secondly, you've seemed to infer, Dan, that somebody went around encouraging people to file abatements. That was me, and it wasn't encouraging people to file abatements, it was trying to correct what I viewed as disproportionate assessments. Largely driven off the sales data, I stayed focused on that. And I think what this city should start doing is appreciating that we need to get these assessments in line so everyone pays their fair share. And I happen to believe the abatement process is just how to do that. I wished a thousand people had filed and my encouragement would be for this year, to try to get a thousand of these things in, because I definitely see that many properties that need to be corrected. Before Vision hits the recalculate button. So, you know, that's my community service and that's my effort. I want to absolutely lambaste the assessors for the work that's been done on these abatements. I cannot believe that ten abatements are presented to you in the middle of June. It just shows me that there is no serious effort by these assessors to address these abatements. There is a residential property, a 1402, that filed early December with my help that has been waiting for a call. This was always done first come first serve. This had to be one of the first three abatements filed and they have not received a response. Nothing. That should have been presented as one of the first ones and it's not here today. I don't understand that. Now, there's probably, I don't know, 60 residential abatements to handle before the end of June, before they go into the deemed denied pile, and maybe the city will act. There is no excuse why these will be all completed by the end of June. And what it shows me is that Chief Vincent does not give a priority to these. These assessors aren't doing sales reviews anymore, it's been assigned to Vision. These assessors are not having to do permit data, it's been assigned to Vision. I missed the very beginning of the meeting because the link to get on did not work on the website. So I dilly dallied trying to get connected instead of using the phone. I don't know if Chief Vincent explained why only ten are being presented and why it's been so slow at bringing these forward. But it just shows me that this assessing office does not look at equity as a priority matter when property owners file. And Greg Turgiss as far as his work to carry some of these residential abatements, have we seen any? I don't think I've seen one? I mean, you know, that office needs to be closed down. It just, for the million bucks you put into it, it just doesn't perform. And it is ridiculous. You know, it is absolutely ridiculous what we dump in there and what we get for services. Particularly to the

public. Your customer service area is all but gone. You know, it's just, I can't believe it, I can't believe that 35 abatements have been presented by June 17th. And there's roughly 100 residential, probably 35 or so commercial, big ones, but there's a fair number. And you got through them when KRT came through. The city did 135, the residential assessor's did 135 of the residential abatements and farmed out 50 to KRT. So I don't really see why you can't get through a hundred before the deemed denied date. That's obnoxious. Really, really disappointing. Thank you.

Mr. Hansberry

Thank you. Are there any other speakers Director Kleiner?

Ms. Colquhoun

Laura Colquhoun

Mr. Hansberry

Can you state your address please?

Ms. Colquhoun

Laura Colquhoun at 30 Greenwood Drive. I'd like to also complain about--I'm looking at the list there's 86 residential abatements, 34 have been done. Of the 34, 15 were on one street, another 5 was on the other. So, they've actually hit 14 throughout the city, leaving 52 abatements undone as of June 17th. I think that is pathetic. We just got into a confrontation last night because the Finance Board is allowing to spend \$150,000 dollars to do commercial properties. And of course it's not going through the assessing budget, because we don't want the people, you know, the residents to find out what we're paying in assessing. But if we're paying all this money to Vision, and they're doing everything, I'd like to know what the hell our Assessors are doing if they're just getting 10 out today. That's ridiculous. And I think you guys, and I think everybody in assessing and on the Board of Assessors should apologize to the citizens of Nashua. It's a sin, it's a disgrace, thank you.

Mr. Hansberry

You're welcome. Director Kleiner are there any other speakers waiting to address the board?

Director Kleiner

Chair, I'm sorry, there is no other members of the public on the Zoom.

Mr. Hansberry

Thank you, are there comments by other board members?

Mr. Earley

I have nothing.

Mr. Bergeron

I have nothing.

Mr. Hansberry

Is there a motion to go into non-public for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting? This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant RSA 91-A:3, II(c). Second, under 91-A:3, II (1), for the "consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present".

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

I will call the roll, Mr. Earley?

Mr. Earley

Yes.

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Let the record show we've entered non-public session by my watch at 9:20am.

Jeff Poehnert

I am waiting for confirmation that we are off the air.

Mr. Hansberry

Ok.

Jeff Poehnert

Okay, we are off the air and I am leaving the meeting.

Mr. Hansberry

Thank you.

(We re-entered the public session at 9:40am).

Mr. Hansberry

Is there a motion to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective?" (2/3 vote of members present required).

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

I will call the roll, Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Is there any other business to come before the Board?

Mr. Earley

No.

Mr. Hansberry

Ok, seeing none, I want to take the opportunity to thank channel 16 and the IT staff. Is there a motion to adjourn?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

All those in favor, signify by saying "Aye"

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, oppose nay, Aye's have it, motion carries. Meeting is adjourned at 9:41am. Thanks everybody.

