

**Minutes of the Board of Assessors  
Meeting of July 30<sup>th</sup>, 2020**

An online meeting of the Board of Assessors was held via WebEx on Thursday, July 30<sup>th</sup>, 2020. The meeting was called to order at 9:02 AM by Chair Daniel Hansberry

**Members Present:**

Daniel Hansberry

Robert Earley

Paul Bergeron

**Assessing Staff Present:**

Greg Turgiss

Doug Dame

Mike Mandile

Gary Turgiss

Louise Brown

Amanda Mazerolle

Lynn Cameron

**Other City of Nashua Staff Present:**

Administrative Services Director Kimberly Kleiner, Deputy Corporation Counsel Celia Leonard

**Mr. Hansberry**

Good morning everyone. I call the meeting of the Nashua Board of Assessors to order at 9:02 AM on Thursday, July 30, 2020. I would ask everyone to bear with me because I'm obliged to read a fairly lengthy opening statement.

As Chair of the Board of Assessors, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing WebEx through the City's IT Department for this electronic meeting. All members of the Board of Assessors have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen into

this meeting through dialing the following number 978-990-5298, once again that number is 978-990-5298 and using the password 273974, once again that number is 273974. The Public may also view this meeting on Comcast Channel 16.

b) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, through Public Postings. Instructions have also been provided on the City of Nashua's website at [www.nashuanh.gov](http://www.nashuanh.gov) and publicly noticed at City Hall and the Nashua Public Library.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem accessing the meeting via phone or Channel 16, please call 603-821-2049, once again that number is 603-821-2049 and they will help you connect.

d) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting via the methods mentioned above, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Let's start the meeting by taking a roll call attendance. Mr. Earley?

Mr. Earley

This is Robert Early; I'm a member of the Board of Assessors. I'm following the governor's guidelines in joining the meeting from home. I'm alone. No one else in the room.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

I'm Paul Bergeron, a member of the Board of Assessors, following the governor's advisory, I'm joining the meeting remotely from my home and my nine month old granddaughter is in her play pen and hopefully about to fall to sleep, but that's the only other person in the house.

Mr. Hansberry

I'm Dan Hansberry. I'm following the governor's guideline. I'm joining the meeting remotely and there is no one in the room with me and I don't know if I mentioned a member of the Board of Assessors. When each member states their, the reason they are not able to attend the meeting in person, please state... Okay. Alright.

Today, we will be hearing various requests as listed on the agenda. Please note that decisions may be taken under advisement and involved parties will be notified at a later date.

Per the City of Nashua by-laws, a minimum of two or more affirmative votes are required to approve any application. In addition, this Board will hear any, and all scheduled cases as long as quorums of two Board Members are present at this meeting.

Any citizen has the right to contest the decision that this Board makes. To appeal a municipality's decision on an abatement application, a taxpayer may appeal to either the Board of Tax and Land Appeals or to the Superior Court, but not to both. Please contact the Assessing Department for more information.

Ms. Cameron are there any changes to today's agenda?

Ms. Cameron

There are none.

Mr. Hansberry

Thank you. Does anyone have any questions before we begin?

Seeing none is there a motion to wave the reading of the Board of Assessors meeting minutes from June 25<sup>th</sup>, 2020, accept them and place them on file?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that. Question for Chair, are we voting on both non-public and public minutes?

Mr. Hansberry

I'd rather take them up individually.

Mr. Bergeron

Okay, thank you.

Mr. Hansberry

Any other comments?

Seeing none, all those in favor of accepting the minutes as presented, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes.

Is there a motion to wave the reading of the minutes of the non-public session Board of Assessors meeting of June 25<sup>th</sup>, 2020, accept them and place them on file?

Mr. Earley

So moved.

Mr. Bergeron

I'll second.

Mr. Hansberry

Is there a second? Okay.

Mr. Hansberry

Any errors or corrections? Seeing none, I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes.

If you go to the bottom of the agenda, under unfinished business, the last bullet:

“Public vote on settlement agreement for E-Z Mini Storage LLC located at 1015A & B West Hollis St approved 6/25/2020”

We acted on that at the last meeting and the settlement has been reached and there really isn't a need to vote on that again but since it's been posted I'm going to do the following: is there a motion to unseal the following portion of the non-public minutes of June 25<sup>th</sup>, 2020 meeting and the motion is to accept....the motion will be to accept the settlement between the City of Nashua and E-Z Mini Storage, LL for the property of 1015 A and B West Hollis Street and the vote on the motion. The vote motion was moved by Mr. Earley, seconded by Mr. Bergeron and passed unanimously on a roll call vote and then two the motion introduced by Mr. Hansberry to accept the settlement between the City of Nashua and the Hunt Community. The motion was moved by Mr. Earley, seconded by Mr. Bergeron and passed unanimously on a roll call vote. Is somebody willing to make that motion?

Mr. Earley

I'll make that motion.

Mr. Hansberry

Okay. Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Okay. So, then, once again once that's acted on in non-public session, it's official. You don't have to vote on something twice. Once it's done, it's done and then the settlement, the signed settlement agreement is a reflection of the fact that there must have been action taken during the non-public session in order for the settlement to come about so in the future this really doesn't need to be posted for future reference to be acted on a second time. Any further discussion? Alright, I'll call the roll.

Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. So the motion is adopted.

Unsealed minutes of the non-public session of the 6.25.2020 Board of Assessors Meeting

Mr. Hansberry

*Are there questions for Mr. Turgiss?*

*And so the motion would be like to accept the settlement agreement between the City of Nashua and E-Z Mini Storage LLC, for property located at 1015 A and B West Hollis Street.*

Mr. Earley

*I'll second that motion.*

Mr. Hansberry

*Well wait a minute...somebody's got to move that.*

Mr. Earley

*I'll move it.*

Mr. Hansberry

*Mr. Bergeron do you second that?*

Mr. Bergeron

*Yes I do.*

Mr. Hansberry

*Alright. Any discussion? Attorney Bolton or Attorney Leonard, that captures it, right...inaudible...?*

Ms. Leonard

*Yes, thank you. ...inaudible...the settlement as presented.*

Mr. Hansberry

*Alright, thank you. Any other questions or any discussion? Seeing none I'll call the roll. Mr. Earley?*

Mr. Earley

*Yes.*

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

*Yes.*

Mr. Hansberry

Mr. Hansberry? Yes.

Mr. Hansberry

*So is there a motion to accept the agreement between the City of Nashua and the Hunt Community as presented by City Corporation Counsel?*

Mr. Earley

*So moved.*

Mr. Hansberry

*Is there a second?*

Mr. Bergeron

*I'll second it.*

Mr. Hansberry

*Is there any discussion? Does that motion capture it Attorney Bolton?*

Mr. Bolton

*It does.*

Mr. Hansberry

*It does, okay. Alright, seeing no discussion, we're getting that feedback again. I'll call the roll Mr. Earley?*

Mr. Earley

*Yes.*

Mr. Hansberry

*Mr. Bergeron?*

Mr. Bergeron

*Yes.*

Mr. Hansberry

*Mr. Hansberry? Yes.*

Mr. Hansberry

Alright at this time I will recognize Kimberly Kleiner, who is the director of Administrative Services who is going to be providing us with the division update. Director Kleiner.

Director Kleiner, we see you but I'm not hearing anything.

Ms. Kleiner

Can you hear me now?

Mr. Hansberry

Yes. Yes, go ahead.

Ms. Kleiner

Thank you. So the document that I've shared will be attached to the minutes from this meeting and this is just to give you an update on the department. Today we would like to thank Ann Mangano and Charlie O'Shea from Patriot Properties for joining us to present the board with an

overview of the upgraded CAMA system. We spoke about this at the last meeting, that we had invited them. They have worked with Assessing and IT staff on this implementation for several months now and we believe the upgrade provides the department with increased security, efficiencies and functionality.

Attached to this memo, which will be in the minutes, will also be your current project status report on the full measure and list from Vision Government Solution. All of these updates, public notice are posted on our website. The project continues to be on time with very few complaints.

The assessing department has prepared property record cards for Ward 4 with data collection expected to start early August.

As reported to the board in June, Assessing is scheduled for an addition to the new customer service area and brief reconfiguration of the Assessing office area. A request for proposals was issued on July 22<sup>nd</sup> for building modification not only to Assessing but also Motor Vehicles, the Tax office and the City Clerk office. These proposals are due this Friday, July 31<sup>st</sup>. A team of City staff has been chosen to review and score those proposals. We expect to award the contract in August and construction to begin the first week of September.

On July 14<sup>th</sup> we updated the Board of Aldermen on the status of improvements to the Assessing Department. That presentation may be viewed on YouTube under the Nashua Board of Aldermen.

The city continues to actively monitor the evolved health situation...*inaudible*... We're deeply committed to the health and safety of all of our residents. With that as you know, the office has modified the ways we are gathering information to update the property record cards; either on a property transfer or building permit. These changes in policy were approved by the Board of Assessors earlier and they have been posted to our website. In lieu of conducting the interior inspection we have sent out questionnaires to obtain the data that the Assessors need to update the property record cards. This information vital to market value of the property. We ask residents who have received these questionnaires to please fill out the questionnaire provided and return them to our office at any time and they may also call to speak with an assessor.

The building permit questionnaires were mailed out to property owners on July 20th. And the sales qualification letters were mailed on July 29<sup>th</sup>.

We also welcome Mr. Rex Norman to his first meeting of the Board of Assessors. As the Board knows Mr. Norman has been contracted by the City as an Assessing Supervisor. He will provide oral and written technical assistance and guidance to the department. Mr. Norman will also supervise staff assessment activity, perform abatement review analysis and provide technical advice to the Assessing Department, Municipal officials and City council. Mr. Norman is familiar with the department and our CAMA system. Having worked in Nashua from 1995 to 1999 and serving on the Nashua Board of Assessors from 2000 to 2003. He is a very well

respected Certified General Real Estate Appraiser, a member of the International and New Hampshire Association of Assessing Officials and has years of experience as a valuation and mediation consultant. The Assessing Department and the City of Nashua are looking forward to working with Mr. Norman. That's all I have Chair.

Chair Hansberry?

Mr. Hansberry

Yes?

Ms. Kleiner

I'm not sure if ...I believe Mr. Norman is on. I'm not sure if you wanted to allow Mr. Norman to say a word.

Mr. Hansberry

Absolutely.

Ms. Kleiner

Mr. Norman are you on the meeting? And...

Mr. Hansberry

Has he joined us by phone?

Ms. Kleiner

No. If you'd like to go on I'll find out why we can't connect with him.

Mr. Hansberry

Alright. So do we want to move on to Patriot Properties and then back to Mr. Norman? Do we want to do that Director Kleiner?

Ms. Kleiner

Yes, please.

Mr. Hansberry

Why don't you introduce the parties who are going to be presenting?

Ms. Kleiner

Certainly. So today we have Ann and Charlie from Patriot Properties and they are joining us and they have a presentation that they are going to share as they said to the Board. And as you know, we presented, Nick Miservich spoke for IT when we spoke to the Board of Aldermen on the 14<sup>th</sup>. So Patriot's better focus their presentation a little bit more specifically for the Board of Assessors on the actual CAMA system. So with that, Ann, I'll pass it to you.

Ms. Mangano

Alright. I'm gonna share my content. Good morning everybody.

Mr. Hansberry

Good morning.

Mr. Earley

Good morning.

Mr. Dame

Good morning.

Ms. Mangano

Okay, can we... Can you all see that?

Mr. Hansberry

Yes.

Ms. Mangano

Alright, perfect. Okay, so we're just going to talk a little bit. Nashua, the City of Nashua has been with Patriot for quite some time and you upgraded last year from Classic to our latest version of AP5. We just wanted to talk about some of the reasons for that upgrade is that AP5 has a lot more user efficiency for the Assessors to do their work. The product itself was built for assessors by assessors. The partners are hands on mass appraisal CAMA, have been working with them 35 plus years and when we were building AP5, we had a lot of input from other assessors as to functionality and workflow, you know, what they would like to see making it much better from going to Classic to AP5. One of those key features is a multi-year functionality. In Classic you would have your current your database that you do all your work in and then when your year ended you would take a copy, a snapshot so to speak of that data and then create a new database that fiscal year or historical database saving all that data and freezing it and then allowing you to move forward with that separate databases to continue your current work and having to always exit out and go back into the prior databases if you needed to see any

prior your data. So in AP5, it's one database with all the years posted in there. So you're just switching years as opposed to physically leaving the application.

We also have in AP5 a history of changes with the rollback functionality. So if somebody was making a change and they made it an error, there is a revision section where you could go in and find that change and just click a button and roll back the data that was originally there. So you don't have to go in with, you know, making all those changes individually. AP5 has role-based security which is including your screen layouts. So if you have a, and not so much because I've worked with you guys, so I know that you guys kind of all are hands on but there are other communities that have certain sections, some people just do data entry and they only need access to like four tabs; land, building and yard items so you can create a role for those people that have... that's the only functionality that they see; the land and the building and yard items. We have more visually compelling work space making it easier for data entry and an easier workflow and I'll just go over that as we go through this. We have grid attributes for many of the data fields and the descriptive tables as well as the calculation tables. We also have custom built APIS for both internal data management and effective management of third party vendor data integrations. We have a lot of clients who have building permit imports or other assessment imports. And because AP5 is in that dot net environment now, it's an easier bridge to build for that type of situation.

We also fully support the use of web services easily now, that you integrate pictometry for the street level imagery via simple configurations. So it's a file path that you plug into AP5 now and it pulls the data from there. Where as in classic it was much more complicated to get that in.

And then finally one of the most important things is that Microsoft is ending their support of VB6 and classic, it was written in VB6 or is written in VB6, so we are eventually migrating everybody from classic to AP5 because it's moving on; the software itself is moving on.

So to talk about that multi-year functionality. This is where you have the capability without ever leaving the application to come in and from a drop-down choose the year that you would like to see the data in. So if you are currently in 20...2019 and you needed to look at some data or 2015 you could easily come to the drop-down click on 2015 and the data would be as it stood when you finalized the data for that year in 2015.

The next thing about the multi-year functionality is you have the capability of creating your future years very easily by coming in setting up the year and this allows you to go ahead and start entering the data for future years where in the past and classic and an other vendors, you'd have to wait. You'd have to wait until all your work was done for the current year because you didn't want anything affecting the value for the bills. This way you can create as many future years as you wanted and go right ahead and start doing that work. So if there was any downtime and you had changes for that year you can go right in and not, you know sit around having to wait. The good thing about this future year creation is it doesn't touch your current year. So

anything that you do would push forward; so if you were in your current year and you have future years in place and you made a change in your future year, I mean your current year, that information pushes forward. So you're not doing dual entry in the future. It just means ...*inaudible*... information for you. Also, each year can be assigned a color scheme so that people using the software would know that you know blue is 2020, caramel is 2019. You kind of get a feel for the colors. You're in the years they changed the colors along with you and it will jump out at you that you know, which year you're in.

There's that role-based security that I was speaking to you about, so in AP5 you can create roles. You can assign users to that role and then you can come in and you can pick and choose what those users are allowed to do; via action permissions and also form and field permissions and the great capability about this is you get to drill down. I know it might be a little hard to see here, but there's plus signs in front of ...*inaudible*... and you are allowed to individually pick whether each individual field is read-only or you can even hide it. This is very helpful for larger communities as well because they have a lot of people that only are read-only. Again, like I was saying some people just touch land, some people just touch buildings. This is where you would make all that happen behind the scene.

So classic had a great filter but AP5 has an even better filter. And the reason that I say that is because now in AP5 you can come in and as it did in Classic, you can create a subset of data from the database. So if you were looking to look at a street and see what the neighborhood codes were on that street, you could filter for the street or you could filter for the neighborhood code and create a subset of accounts from the whole database and with that subset, you could scroll through and just review or go in and do some work based on the subset of data that you have filtered for, within the application. So in this particular instance, I chose the neighborhood code and I picked one of the neighborhood codes and you can see down here where it says record one of 97, when I save... when I bring this filter forward into AP5 it would then just give you the 97 accounts without filter. So you've got like a subset and you're not looking through the whole entire database.

What makes the AP5 filter better than the Classic is that it also now contains a batch update utility that allows you to go on in and batch update the set of accounts based on a certain criteria. And that would eliminate you having to go into each of those individual accounts and changing that data. So for example, if you were ...*inaudible*... and you would be checking out the neighborhood code for the street and you can go in and see well this whole neighborhood, this whole street has NA for new average, but you know what? we're pretty sure that it's NE for new excellent and you could then go in choose that and batch update just the parcels on this street to this new excellent neighborhood code without having to manually go into all of the 15 accounts in doing so. There's a lot of data that can be updated this way. And again, this would also be security driven. So it would be based on the role that somebody be allowed to do this.

We talked about easier data entry and workflow, the filter and ...*inaudible*... to that. On the main screen we have hotspots; all these little detail buttons that allow you to just click and would bring you to that piece of information. But you also have all the information for the parcel that you're on, right here over on the left hand side. Classis was great. This was a little clunky in where you have to go; you always have to go to parcel data box. Here you've got everything right at your fingertips. Just with the click you get to go where you need to go.

You have the capability right from the front screen of locating your parcel by looking up the parcel IDs or the property ID. You can choose your street or your owner. Some clients have a user account associated with it. So you can just type that information in here and the information will show up on the screen. We also have a very powerful look-up grid that allows the user to come in and take a look. If you didn't know what you were looking for; if somebody was looking for, you know, Joe Smith on Main Street, but you didn't know parcel ID or anything like that, you have the capability of coming in and typing Main Street into the street name. It would then just display name. And then once you had Main Street, you could type in Smith in the owner and it would drill down to Smith and you could get all your Smith's on Main Street and then find the account that you looking for; double click or hit the go to account and it will automatically bring you to that account. ...*Inaudible*... powerful too because right here on this lookup grid you get an account status as to whether they're open or closed. So if you were just looking for only open accounts, you can type in open and just get the list of open accounts or more if you were looking for just closed accounts, you could type closed and get a list of the closed as well. So this is pretty powerful because as you can see there's a lot of information on here.

So the lookup grid itself, I just explained that really, has the auto filter role where you could plug in the information you're looking for and then it allows you to do multiple field filters; Main Street, Joe Smith, And then you also have the capability of sorting those A to Z, Z to A, you know, whatever field you're in to get the information that you're looking for.

...*Inaudible*...space itself, we have user settings with a configuration. So it allows you to come in and I guess Nashua's not... your strictly the real estate, but we also have clients that have personal property and we have groups of people who don't even touch real estate. They only do personal property. So they're user preference setting allows those people to set personal property as their default application. So when they come in personal property pops up. But in your case real estate as that's what you guys have. And then organizing your work tabs; when you're clicking on your sections over here on the left hand side, it's opening up the tabs as you go. So this allows you to kind of create your workspace for yourself, without ever always having to come back and click and open them up. In Classic you would have to go to the activity screen and then go back to the data blocks and pick buildings. Here in AP5 it keeps all that information open on a tab and you can open and close them at will but everything will stay if you're constantly using the same tabs until you close it out. It will stay as is even if you exit out of AP5.

The other nice feature and AP5 is... in this day and age we have multiple screens. So you are allowed to click and grab a tab and pop it out, as I popped out the Account Details screen here and then you can drag it to, you know, one of your other screens, if you've got a left monitor and you're looking over here on your left and you always want to see the account detail there and then the rest of the data can always be on your right that you're doing all the work on. And you can do that with any any screen at all. You can pop them all out, if you get five monitors and you want to tab on each monitor you can do that as well. The other really nice thing about AP5 is... in Classic you can only open up the application once, in AP5 you can open it up more than once. So if you had an analysis database you also wanted to open up you and you know using and taking a look at you could have both the analysis and the AP5 database open together.

That multiple open tabs allows for easier data entry as I spoke to because it allows you to just come in, you can click on any any tab at any given moment and the information is at your fingertips, so you're not constantly going back to the lookup grid to find the info.

All of our building info in AP5 and this is really kind of key, at least somebody who works with a lot of our clients, they love this. All the building info who is is altogether. So you're not going all over the place trying to find the info. You click the building and within the building, you're going to get your exterior and interior information. You're going to get your condo features and appreciation. You're going to get...oops, sorry, you're going to get your sketch, your sub-area, building notes and a calc ladder. So right at your fingertips you're, you're doing all the work, if you've been out and you, you know measured enlisted and you've got changes to make it's alright here. And then as part of the AP5, Classic did this as well, but it makes the valuation change data even easier for your land, your building, your special features and your yard items with those open tabs. You can come in and do the work. The land data is all entered in here on the land. And basically you're going to get your valuation, your valuation for the land is via the neighborhood code. So your neighborhood code is set up as a land price for the... in your calculation tables and sent using the neighborhood code information and the pricing from there you would then enter in the information. There's ...*inaudible*... any other attributes to the lands and factors that may be involved will use these in the calculation for your land. You're building exterior ...*inaudible*... information also is at your fingertips here. That is set up based on the building type and that building type information comes in at where you put your base price in. And if you note, there are other fields within that that have factors associated with it. So if there are factors associated with different types of different pieces of information for the building, you will see what those factors are on this page. So here we can see the primary floors the hardwood is using a factor of Point 1.04. So all that information comes into play when pricing out the building itself. The other piece that comes into play for building pricing would be you depreciation and your other features. And those depreciation tables would be set up in your depreciation creation utility. And all of this is user-defined. So you have, if things change you have the capability of going in from year to year and making the changes that you need. The other features is also set up based on a calculation table where you would pick the building

category residential, commercial, condos and then you would have the baths, half baths, kitchens would all get assigned a value that would then be used in the building project.

The biggest piece besides your building information is your sketch. So the sketch is drawn and it uses the sub areas and those sub areas are set up and the calculation table and they also use the pricing from there and yours... any type of sketch factors that you that you may have.

And on the last few notes on that building information tab, you have your notes section and then you calc ladder and this calc ladder will then pull all the information for you that is being used to value the parcel that you're on. And this, if you click right in the little... this box right here, it also gives you a little break out that you can print then print out if you needed to, of what was being used for your construction adjustment.

We also have special features and yard items. So, you know a special feature here is a fireplace that gets a value along with the building. A yard item could be a fence, you know, a shed or garage, something that wasn't in the sketch and all of those codes are user definable and have... are set up in the SFYI pricing calculation table, so you can plug in as many as there are in here. They don't have to be sketched and they'll pick up value in the special features and yard items section.

Sketch Pro is the same. Sketch Pro is the name of the sketching program. It's the same in AP5 as it was in Classic. The difference is, is that in Classic sketches are housed in individual folders for the specific fiscal years. As I mentioned at the beginning of this, your historical database would be its own database and then those sketches and images would also have to have their own separate folders. So and it would require a file path to point to the correct folder for each historical year. Well, the good news is in AP5 the sketches the housed in the database. They're identified by a version and a year ID. So you're going to see the sketch changes in the years that they happen as...*inaudible*... switching file paths to the individual year and by that, I mean if I am in 2019 and I have this great little sketch over here and this sketch maybe hasn't changed since, I believe you have 2020 to 2012 is the earliest so the sketch has been the same from 2012 to 2019. In 2020, we add this wood deck. So in the year 2020 you're going to see this sketched this way and if you've got any future years, this is how your sketch is going to display without ever touching what it was like in the prior year and without having to worry about a file path. The other thing that I wanted to point out that also relates to not just sketching but all data in your future years. Anything...any work you do in your future year here wins and by that I mean, so if I change this sketch in 2020 as I have shown here. And then I was in 2019 and for some reason maybe I put a put a wood deck down here in this lower right hand corner when I would go to save it, it would say to me "Hey, this sketch has been touched in 2020 do you want push this change forward or do you want to keep it just in this year?" and it would abide by what you answer. So if you had said yes push it forward in 2020, then it would add it. But if you'd say no, I only want this year then it would just save in that year.

And lastly just as a reminder that we started doing this because we got notification years ago that Microsoft was going to be ending VB6 support; Classic was written in VB6 so we've moved forward in the software world and using the dot net format.

Does anybody have any questions?

Mr. Hansberry

Any questions for Miss Mangano?

Mr. Bergeron

Not for me.

Mr Hansberry

Ms. Mangano is Vision using this software out in the field? Is this what they're using?

Ms. Mangano

Yes, they are.

Mr. Hansberry

Okay. So, is this....

Ms. Mangano

We have a great relationship with Vision actually. The two, Patriot and Vision have a good relationship.

Mr. Hansberry

If this value that isn't currently being carried. For example, let's say that we have a property that's listed as a four room one bath and it's an expansion cape and at some point, some...either the current owner or prior owner, maybe years ago, added two bedrooms and a full bath. And we don't have that recorded. And that multiplies itself numerous times throughout the reassessment. Is there a function that would allow us to find cumulatively, how much undiscovered value that Vision has captured as a result of the reassessment?

Ms. Mangano

Look, so the room count doesn't add the value but the baths would. And you could.... well, you'd be adding the value in. Right?

Mr. Hansberry

Right.

Ms. Mangano

And then...So what you could do is you could run a report, you could add that value in, recalculate the card and then choose you could filter on those accounts and run a current versus previous report and see what the value difference is.

Mr. Hansberry

And you can get that cumulatively? It would be that easy?

Ms. Mangano

Yes.

Mr. Hansberry

Okay. Alright.

Ms. Mangano

Yeah.

Mr. Hansberry

Alright. Thank you. Any other questions?

Mr. Earley

No.

Mr. Hansberry

Well, thank you very much for your presentation. It's very helpful, very informative and I appreciate your time.

Ms. Mangano

Thank you for having us.

Mr. Hansberry

It's our pleasure.

Ms. Kleiner has Mr. Norman joined us?

Ms. Kleiner

Yes he has, Chair. ...*inaudible*...

Mr. Hansberry

...*Inaudible*...that would be terrific.

Mr. Norman

Members of the board. This is Rex Norman.

Mr. Earley

Good morning Rex.

Mr. Norman

Good morning and it's my pleasure to serve the City once again and very nice to be here with you today. Sorry for the technical difficulties. It started this, this morning, but I think we got those worked out. I just wanted to say hello and tell you that after watching that presentation, I certainly am impressed. I think that's the state-of-the-art CAMA system that you have acquired and I'm looking forward to seeing how this is going to be laid out. Certainly, it offers a tremendous amount of flexibility and its capabilities are just...and I'll have to dig into those. But I believe one of the main points is that I think you have an audit capability that will improve and certainly promote transparency in the assessing model. Very very excited about that for you. And I'm sure that the assessors in your offices are as well.

Mr. Hansberry

Thank you very much for joining us and I want to thank you for those cover sheets that you're doing introducing each property. I really appreciate those and thank you for taking the time and the effort to do that.

Mr. Norman

And I'm also certainly open to any suggestions or if there's information that you feel that you would like to see an addition to what you're getting here. Certainly, welcome to modify this in any way that works best for you.

Mr. Hansberry

Thank you. Are there any questions for Mr. Norman?

Mr. Bergeron

No.

Mr. Hansberry

Thank you very much. There are no communications so at this time we would like to recognize Ms. Mazerolle who has credit/exemptions to present. Ms. Mazerolle, are you with us?

Ms. Mazerolle

I'm here.

Mr. Hansberry

Good morning. How are you?

Ms. Mazerolle

I'm good. How are you today?

Mr. Hansberry

Fine, thank you.

Ms. Mazerolle

This morning I just have three veterans credits that I am presenting for approval; recommendation of approval that is.

Mr. Hansberry

So, is there a motion to grant the veterans credits as presented per the attached list?

Mr. Earley

So moved.

Mr. Bergeron

And I'll second.

Mr. Hansberry

Any discussion? I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

And Mr. Hansberry? Yes. And the motion is adopted and does that conclude your report, Ms. Mazerolle?

Ms. Mazerolle

Yes, it does. Thank you.

Mr. Hansberry

Thank you very much. At this time I would like to recognize Mr. Mandile who has a number of abatements that he's going to be presenting. Mr. Mandile are you with us?

Mr. Mandile

I am. Good morning everyone.

Mr. Hansberry

Good morning

Mr. Earley

Good morning Mike.

Mr. Mandile

Good morning Mr. Earley.

Mr. Hansberry

And you go right ahead. Mr. Mandile.

Mr. Mandile

Okay. I have a nine abatements here. Two.. first one is 53 Bowers Street, it's a two family unit conversion. The City...excuse me, the taxpayers opinion of value was a 160,000, after sales analysis the City finds a market value of 187,500 with a proportionate assessment of 166,500 City recommends that the assessment be lowered from 177,800 to \$166,500.

Mr. Hansberry

Are there any questions for Mr. Mandile?

Mr. Earley

The reduction is strictly on errors on the card, Mike?

Mr. Mandile

And sales analysis.

Mr. Earley

Okay, so I have no other questions.

Mr. Hansberry

Any other questions? Alright, so is there a motion to approve the assessment reduction for the property located at 53 Bowers Street to the \$166,500?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Okay, any discussion? Seeing none I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

The second property is at 8 Crestwood Lane. The board reviewed this property back in June 25<sup>th</sup> and approved lowering the assessment. However, after the meeting, we... it was discovered that solar panels were included on the grid, which were not on the property as of April 1<sup>st</sup>, 2019. Removing the solar panels lowered the assessment further, the City recommends that the assessment be further lowered to \$568,300.

Mr. Hansberry

Are there any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Alright. Is there a motion to approve the assessment reduction for the property located at 8 Crestwood Lane to \$568,300?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Mr. Mandile, a question for you and not necessarily specifically on this property,

Mr. Mandile

Certainly

Mr. Hansberry

but on the high end, with COVID-19. There's quite a bit written about New York City and people are trying... starting to flee the high density of the City and all of a sudden properties in Westchester County are far more sought after properties; in Greenwich, Connecticut, are far more sought after. In-fact Greenwich, Connecticut has results of the Salt the state and local tax change where it limited the maximum deduction to \$10,000. Greenwich was really hurting and they have a lot of eight-figure properties. They were having to drop their prices. They were also staying on the market for an extended period of time before they sold. Now COVID-19 has almost overnight reversed that trend in Greenwich and I realize that we're not Greenwich, Connecticut, but as far as right now what's happening? Are we seeing or do you think we'll see a trend where there will be an uptick in the values of high-end properties going forward? Are we feeling some of that fallout from Boston, for example?

Mr. Mandile

At the current time, I'm not seeing it but it's entirely possible. I'm not going... to be honest with you, I'm not sure what's going to happen in the future. I would expect we would see... if it were to happen I would expect to see it in areas in Greater... beyond Route 128 Massachusetts first and then move migrating north to New Hampshire, so properties and, say Chelmsford, Framingham, Acton. If those start to bump up significantly because of the covid situation then yes, I do think it would happen here in New Hampshire, but we haven't seen that yet.

Mr. Hansberry

Okay. Alright, thank you. Alright any further questions? I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

The next seven properties were all deemed denied in the June meeting. After further review. I recommend, the City recommends that the following properties be denied as well. Would you like me to go through them individually, sir?

Mr. Hansberry

I think that's probably the fair thing to do. Yes.

Okay. The first property is located at 10 to 16 D Street after further review the City recommends that the abatement be denied and the assessment remained the same at 259,700.

Mr. Hansberry

Alright. Is there a motion to deny the abatement for 10 to 16 D Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Any discussion? Alright, I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Earley

Mr. Chairman?

Mr. Hansberry

Yes?

Mr. Earley

I noticed a reference to 27 properties this ownership group has. Are we at just a group that they've applied for an abatement this year or do they do it every year for all 27 properties? Do we know that?

Mr. Mandile

Yes, it's a group of six properties that they applied for this year. I'm sorry if I'm interrupting.

Mr. Hansberry

No, not at all. Does that answer your question, Mr. Earley?

Mr. Earley

Yes, it does. Thank you.

Mr. Hansberry

You're welcome. Alright, and just...Mr. Mandile the cover sheet for the property should say Perham right not Pelham?

Mr. Mandile

26 to 28 Perham. P-e-r-h-a-m

Mr. Hansberry

Alright, okay. Alright, go ahead Mr. Mandile.

Mr. Mandile

Thank you. The property is located at 26 to 28 Perham Street, the current...the City recommends that the abatement be denied and that the assessment remain at 290,600.

Mr. Hansberry

Any questions for Mr. Mandile? Seeing none, is there a motion to deny the abatement for 26 to 28 Perham Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

The next property is it located at 6 to 8 D Street. It's a four family unit. The City recommends that the abatement be denied and that the assessment remain at 237,000.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Hansberry

Is there a motion to deny the abatement request for 6 to 8 D Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Any discussion? I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Mr. Mandile.

Mr. Mandile

Next, the property is located at 77 Lock Street, the City recommends that the abatement be denied and that the assessment remain at 263,600. This is a four family unit flat.

Mr. Hansberry

Are there any questions for Mr. Mandile? Is there a motion to deny the abatement application for 77 Lock Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Any discussion? Seeing none, I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

Next property is located at 12 Whitney Street. It's a two-family conversion. The City recommends a denial of the abatement and that the assessment remain at 192,400.

Mr. Hansberry

And are there any questions on this property for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

So is there a motion to deny the abatement application for 12 Whitney Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Is there any discussion? I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

Next property is located at 14 Grove Street. It's a two-family, two unit family flat. Based on sales analysis the City recommends that the abatement be denied and that the assessment remain at 137,000.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Hansberry

Seeing none, is there a motion to deny the abatement application for 14 Grove Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Is there any discussion? I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Mandile.

Mr. Mandile

The last abatement I'll be presenting is located at 85 Blossom Street. It's a single-family cape style home. After sales analysis, the City recommends that the abatement be denied and that the assessment remain a \$223,100.

Mr. Hansberry

Questions for Mr. Mandile?

Mr. Earley

No.

Mr. Hansberry

Mr. Mandile is this property, is this closer to Pine Street? Closer toward the hospital? Or smack dab in the middle?

Mr. Mandile

Smack dab in the middle.

Mr. Hansberry

Is there a motion to deny the abatement application for 85 Blossom Street?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Any discussion? Seeing none, I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Do you have anything else for us, Mr. Mandile?

Mr. Mandile

No, sir. I do not. Thank you, very much.

Mr. Hansberry

Thank you. At this time I'll recognize Mr. Gary Turgiss who has abatements for us. Mr. Turgiss.

Mr. Earley

Mr. Chairman?

Mr. Turgiss

Good morning Board.

Mr. Hansberry

Good morning, how are you?

Mr. Turgiss

I'm good. How are you?

Mr. Hansberry

Fine, thank you.

Mr. Turgiss

Okay, the first abatement that I have is for 39 Berkeley Street. The taxpayer feels that the market value of the property of \$670,000. They felt that there were some data errors on the property record card, as well as, they supplied three sales comps. We considered the information that the taxpayer supplied. We did do an inspection of the property, on the exterior and the City's analysis, we came up, the City came up with a value of \$680,000 equalized is 603,800 City recommends approval to reduce the assessment to \$603,800.

Mr. Hansberry

Any questions for Mr. Turgiss.

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

So, is there a motion to approve the assessment reduction of the property located at 39 Berkeley Street to \$603,800?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Any discussion? Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Mr. Turgiss.

Mr. Turgiss

The next property I have is for 40 Courtland Street. Taxpayer feels that the market value was 282. They supplied seven comps to the City. The City considered all the comps that the taxpayer supplied and found that they were valuable comps and they were reliable comps. Three of them were used in the analysis that the City put together. The City came up with a market value estimate of the 305,000 equalized that's 270,800. The City recommends that the abatement be approved to the equalized value of \$270,800.

Mr. Hansberry

Any questions for Mr. Turgiss?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

So, is there a motion to approve the assessment reduction for the property located at 40 Courtland Street to \$270,800?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second it.

Mr. Hansberry

Is there any discussion? Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted. Does that conclude your report Mr. Turgiss?

Mr. Turgiss

That includes my report for the public section, yes.

Mr. Hansberry

Okay. Alright. Thank you. Alright, unfinished business; Board of Assessors Proposed Rules Draft; is there a motion regarding that item?

Mr. Earley

I'll make a motion to adopt new rules. I don't have the date on it.

Mr. Hansberry

It would be effective as of today.

Mr. Earley

Alright, then I would make a motion to adopt the new rules as of today.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that but I do have a question or a comment after this is before us for discussion.

Mr. Hansberry

Go right ahead.

Mr. Bergeron

In the section, section five subsection F, lowercase Roman numeral two, under the public comments section, it says to foster communication understanding the Board, however, may include on its agenda time for public comment. And then that last sentence, "this is the only time during the meeting that the public may speak at the meeting". I assume that refers to public comment and not to land owners that may be appearing before the Board to discuss abatements, exemptions credits and other issues that are mentioned in subsection D, but do we need to clarify that and include an exception for subsection D, saying that the public can appear during those those times to speak of about their cases?

Mr. Hansberry

Is legal here?

Ms. Leonard

Yep, if I may Chairman.

Mr. Hansberry

Go right ahead Attorney Leonard.

Ms. Leonard

Good morning. *Inaudible*... is distinct from having a matter before the Board of Assessors in my opinion. The Board of Assessors sits as quasi-judicial board in regards to the abatement matters,

you know you're presented different opinions and arguments and evidence and you make a determination; so that is not public comment per se. That's substantive hearing. So I, to me it's different. However, clarity is always good. So an amendment that makes clear that, that's distinct wouldn't be out of place, but I don't think it's necessary.

Mr. Bergeron

Thank you.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

I'm satisfied we can leave the language the way it is.

Mr. Hansberry

Okay, any further discussion? Alright.

I guess, just well, we'll deal with this and then I've got something that's somewhat germane to it. So the motion is to adopt the City of Nashua Board of Assessors Procedural Rules. I will call the roll; as presented. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes, so the rules are adopted and while we're on this. The location of the next, since this addresses the meetings are not only held in the City Hall Auditorium. I guess there's three choices: do we want to go with WebEx, do we want to go with Zoom or do we want to meet in person and I've been told that Chairman, or President Wilshire of the Board of Aldermen has made the Aldermanic Chambers available where socially distancing from one another would be possible.

Any thoughts on that?

Mr. Bergeron

Have any other of the Boards or Commissions in the City started meeting in public sessions yet?

Mr. Hansberry

Based on the information provided by Director Kleiner, some of them have. Ms. Kleiner can you speak specifically to that please?

Ms. Kleiner

Yes, certainly. It has been brought up that Boards that could socially distance, I don't believe any have actually held a meeting as of yet. But it has been put out there that if a Board could. Now the instance you got into issues with, and the Board should consider, is if you had members of the public attend because members of the public would have to social distance. Well, that's a little bit more difficult to do if you have a large group.

Mr. Hansberry

Director Kleiner, you're a little choppy as far as how you're coming through.

Ms. Kleiner

I'm sorry. Can you hear me better now?

Mr. Hansberry

Yeah, it's better now. Sorry interrupt. I was just...

Ms. Kleiner

No. So, no members of a public board have met in person as of yet. But it was brought up that they may, if they can socially distance. The hard part to remember is we'd also have to socially distance the public that would attend and City Hall has been closed to the public. So we... there's that fact as well.

What most of the boards have done is moved to the Zoom platform, which can allow public comment and is easier to work with, at least for some. We have not tried it as of yet.

Mr. Hansberry

Any discussion on the matter?

Mr. Earley

We use Zoom at the... to update the Board of Aldermen. Do we not?

Mr. Hansberry

They're currently using Zoom as the medium, correct.

Mr. Earley

Right, but when we met July 14<sup>th</sup>, we... that's what we used and that went pretty well, I thought. I would... I don't know, I guess I would recommend that we switched to Zoom. I think it's still too early to go back to public meetings, but our next meeting is at the end of August we'll see that time what the other Boards or Commissions have done.

Ms. Kleiner

Chair, if I may.

Mr. Hansberry

Go ahead.

Ms. Kleiner

I would recommend that that's the way the board proceeds. My concern would be that we will be under major construction in many areas of the building as of September 1<sup>st</sup>. Although that won't affect per se, the chamber, you know, the auditorium is being used. It will affect the rotunda area and likely many hallways leading to those areas. So, I think moving to the Zoom would be the recommendation from the building aspect.

Mr. Hansberry

And Dr. Birks was on ABC News Monday night and she was urging that any group that gathers be smaller than 10 people and we frequently have 10 or more people at our meetings. So it makes sense to me to go the Zoom route. Is that in agreement with everybody?

Mr. Bergeron

I'm good with that.

Mr. Hansberry

Okay. Alright. So then for the August meeting, why don't we plan on using Zoom as the medium and that would also allow the opportunity for public comment, correct, Director Kleiner?

Ms. Kleiner

That is correct. And we have had a Zoom account set up in preparation. We're going to educate staff on how to use it and we will have someone assist us with learning how to manage it, well in advance of your next...*inaudible*...

Mr. Hansberry

As far as that goes what does IT just coordinate, I mean if there's three or four people that want to speak... I don't want to get into the... too much detail into the minutiae of it, but they handle that, so like person ABCD, it kind of goes off smoothly without any issues, does it?

Ms. Kleiner

IT has assisted; they certainly handle each Board of Aldermen meeting and committee meeting. There are some other Boards that are more specific to departments that they have trained other staff. So we'll work it out with Director Codagnone and see what fits best for his group and ours.

Mr. Hansberry

Alright. Thank you. The next item on the agenda is Marguerite's Place. Is legal comfortable discussing that in public session or do we need a non-public session to address Marguerite's Place? Attorney Leonard?

Ms. Leonard

Chair. Yeah, you're good morning. I was unaware that Marguerite's place is going to be discussed by legal today.

Ms. Kleiner

Chairman Hansberry?

Mr. Hansberry

Director Kleiner.

Ms. Kleiner

Yes. So we were discussing Marguerite's Place with Attorney Bolton and he needed another document from us which we found out yesterday. So we worked on getting him that document but it came in very early this morning. So I think it would be best to table and allow Attorney Bolton to review that document.

Mr. Hansberry

We can... do we... if everybody's okay, I think we can just agree to defer action on that. Is that okay? We'll just defer it to the next meeting? Is that alright with the Board to just defer until the next meeting?

Mr. Earley

Alright with me.

Mr. Bergeron

Yep.

Mr. Hansberry

Yeah, okay. Alright. Why don't we do that. For St. Joseph's, I know there's a Board member who has some questions on that, so that would be in non-public. So why don't we set that aside for the moment and just so the public knows that at the end of the non-public session there is the likelihood that we will come back into public session and possibly take action on St. Joseph's Hospital. So just so you know, once we go into non-public we are not necessarily finished with the public part of the agenda. There could very well be a vote held in public after the non-public session. There are no appointments. Are there any comments by Board members?

Mr. Bergeron

No I don't have any.

Mr. Hansberry

Okay. At this time Director Kleiner anything else to come before us in the public forum?

Ms. Kleiner

No Chair.

Mr. Hansberry

Okay. Alright, so is there a motion to go into non-public session 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 to RSA 91-3, -A, sorry, :3, II(c). Second, under 91-A: 3, II (1), for the consideration of, I guess that's I, 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

Okay. I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes, so we are in non-public Ms. Cameron at 10:16 a.m.

Alright, so we're back in public session (*10:44 a.m.*). Alright, is there a motion to seal the minutes of the non public session because divulgence of the information likely would one affect adversely the reputation of any person other than a member of this public body and two render the proposed action ineffective?

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. And so the minutes are sealed. Alright, back to unfinished business. Is there a motion to grant charitable exemption status to Marguerite's place.

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted.

Is there a motion to deny charitable exemption status to St. Joseph's Hospital, 168 Kinsley Street Unit 105?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none. I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes. Motion is adopted.

Ms. Kleiner, do you think we should have another update from Vision next month?

Ms. Kleiner

Certainly, we're happy to do whatever the will of the Board is. We were scheduling them quarterly.

Mr. Hansberry

So September then, you want to wait till September.

Ms. Kleiner

I would wait till September, to keep it quarterly.

Mr. Hansberry

Alright. Okay, that sounds good. Is that okay with the Board?

Mr. Earley

That's fine.

Mr. Bergeron

Sure.

Mr. Hansberry

Alright. So is there any other business to come before the Board?

Mr. Earley

Mr. Chairman?

Mr. Hanberry

Yes?

Mr. Earley

In the... in the package there was a list of properties that we deemed denied last meeting and I guess we were suppose to actually vote them denied now, I didn't know if they needed a vote or ...Michael Mandile forgot to bring them up.

Ms. Leonard

Chairman, if I may?

Mr. Hansberry

Go right ahead.

Ms. Leonard

Yeah, statutorily they are deemed denied, which means just that, deemed denied. No, no vote is necessary unless you're going to change them to approved.

Mr. Earley

Okay.

Mr. Hansberry

Alright, thank you. And do we know the date of the next meeting Ms. Kleiner, or is it moving target at this point?

Ms. Kleiner

Lynn, can you help on that?

Ms. Cameron

Give me a minute and I can find it for you.

Mr. Hansberry

It should be the 20<sup>th</sup>, right?

Mr. Earley

I have the 27<sup>th</sup>.

Mr. Hansberry

The 27<sup>th</sup>. Okay,

Ms. Cameron

I believe it's the 27<sup>th</sup>.

Mr. Hansberry

The 27<sup>th</sup>, okay. And do we want to leave it at that Director Kleiner?

Ms. Kleiner

That is fine with us, Chair.

Mr. Hansberry

Okay. Alright. Anything else?

Is there a motion to adjourn?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I will second it.

Mr. Hansberry

I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry? Yes.

So Ms. Cameron we are adjourned at 10:49 a.m. Thank you very much everyone. Thank you IT.