MINUTES
ST. ALBANS BOARD OF CIVIL AUTHORITY
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
7:00 PM THURSDAY, NOVEMBER 20, 2025

DRAFT

Present: IN PERSON: Joseph Luneau, Chair; Helen Short; Lindsay Hunn; Richard Sthal; Jill Mullican; Suzanne Kenyon; Jeremy Allard; J. Lawrence Dugal; Joe Beaudry; Lynn Fitzgerald; Chad Boudreau; Linda Pacheo

Members Absent: Unknown

City Staff present: IN PERSON: Sara Bennett (Property Services Manager); Nicole Robtoy (City Clerk & Treasurer); Sarah Macy (Directory of Finance & Administration); Chip Sawyer (Directory of Planning & Development); Dominic Cloud (City Manager); Katie Haseltine (Minute-Taker)

Members of the public present: IN PERSON: Denis Lapointe; C. Jay West; Mike O'Brien; John Vickery; VIA ZOOM: Liam Murphy (MSK)

1. **Call to order**
    a. J. Luneau calls meeting to order at 6:43 pm.
2. **Tax Abatement Appeal**
    a. 65 & 75 Lower Welden St./A&R Belley, Inc.
        a. J. Luneau opens case and notes the parcel span number is 26055075.
        b. E. Adrian, attorney for Monaghan Safar Ducham PLLC, is here representing the City.
        c. L. Murphy, attorney for MSK in Burlington, is representing A&R Belley. He argued that the assessment should be based on the purchase price of $2.85 million from September 2023, as the property had been vacant for a couple of years and repurposed for warehouse pace due to the lack of demand for office space in the area. He also felt the assessment should not exceed the purchase price.
        d. E. Adrian seeks clarification about the order of this meeting in regards to being sworn in. J. Luneau acknowledges that was missed. J. Luneau swears in L. Murphy.
        e. E. Adrian questions L. Murphy if he is Licensed Real Estate Advisor. L. Murphy is not, but has sat on some VT court cases.
        f. E. Adrian calls J. Vickery to question. J. Vickery is the project supervisor for the St. Albans Citywide Assessment. They used a cost approach to valuing. It's common to use this approach for tax valuing purposes. For this specific property, they look at the land and the future potential of properties. In this case, the Multi-Dwelling zoning changes created more opportunity for residential development. L. Murphy questioned J. Vickery's approach compared to the sales comparison approach.
        g. E. Adrian asks M. Vickery to outline his prior experience. M. Vickery has been appraising for a little over 30 years, started in a bank setting, shifted to municipal assessing and spent 23 years in Burlington as the assessor.
        h. E. Adrian calls M. O'Brien to question. J. Luneau swears M. O'Brien in. M. O'Brien has been doing commercial appraisals for the last 30+ years. E. Adrian asks approximately how many appraisals he's done. M. O'Brien estimates somewhere around 1,000. E. Adrian asks if there is a different procedure for doing residential versus commercial properties. M. O'Brien explains the difference and provides a summary of how he conducted a sales comparison approach on this property.
        i. M. O'Brien was not able to get onto the property, so had to rely on the information provided by the City, the appraisal done in 2023, and photos from the current re-

appraisal. The owner occupies about $63,000 feet of space. M. O'Brien had to do research to find comparable properties in the state, and cautioned that new development is limited due to high construction costs and interest rates, making it unrealistic to build on parking lots without subsidies. It was clarified that the property size was listed incorrectly in the report as 545 SF when it is 133,034 SF.

j. Ultimately, L. Murphy argued that the sale price from two years ago was the best indicator of value, while J. Vickery maintained that their adjustments were necessary due to the unique circumstances of the property.
k. H. Short asks about not being let on the property. C. Sawyer explains that records were sent but they were not permitted to go on the property.
l. J. Luneau appoints an inspection committee of S. Bennett, H. Short, and ____.

b. Criquette Ford, 14 Bellows St.
   a. J. Luneau opens case and notes the parcel span number is 22007014.
   b. C. Ford introduces herself and shares that the documentation provided shows the condition of the property, which Tyler Technologies did not show in their documentation. Additionally, there is ongoing troubles with traffic on her road and in her driveway from school drop off and pick up.
   c. J. Luneau asks for clarification of what she is asking. She is seeking a $112,879.04 reduction due to the damage and condition of the property.
   d. L. Hunn shares that C. Ford came to City Council regarding school traffic during pick up and drop off outside and they've since been monitoring have not observed the issue to be continuing.
   e. H. Short asks if they came inside the home. C. Ford shares they did not.
   f. S. Bennett shares property cards for years passed at this address and invites M. Vickery back to provide a summary of the reappraisal for this property.
   g. J. Luneau swears M. Vickery in. He begins by explaining that his staff always takes photos kitty-cornered so they have angles for perspectives - and not meant to avoid any depreciation of the house condition. The property was assessed at 50% depreciation, indicating fair condition, and noted that the detached garage was in poor condition.
   h. J. Luneau asks what the deduction would have been if the property was considered to be in poor condition. M. Vickery shares it would be about $141, 415.
   i. J. Luneau reiterates that the appellant is seeking a valuation of $100,000.
   j. J. Luneau appoints Nicole, R. Stahl, J. Beaudry, and L. Pacheo as the inspection committee.

3. Adjourn - J. Luneau ends the meeting at 8:22 PM.

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