

Draft

ST. ALBANS CITY

BOARD OF ABATEMENT MEETING

September 4, 2014

A meeting of the St. Albans City Board of Abatement was held on Thursday, September 4, 2014 at City Hall.

Present were: Elizabeth Gamache, Chair; James Pelkey, Joseph Luneau, Ryan Doyle, Helen Short, Allard Hakey, Megan Manahan, J. Larry Dugan, Tammi DiFranco, Helene Biggie, Michael Biggie, Martin Manahan, John Manahan, Scott Corrigan, Richard Dickinson, Ramona Trombley, Denise White, Lister; Susan Krupp, City Clerk/Treasurer.

Appellants: Todd Waite, David Wry, Darlene Wry.

I. CALL TO ORDER

The meeting was called to order at 6:00 PM by Elizabeth Gamache, Chair.

II. ORGANIZATIONAL SESSION

A. Appoint Chairperson - Nominations were open for the position of Chairperson of the Board of Abatement. Elizabeth Gamache nominated James Pelkey. With no additional nominations presented, a motion was made by Martin Manahan and seconded by Scott Corrigan to close the nominations and appoint James Pelkey as chairperson of the St. Albans City Board of Abatement. Motion carried unanimously.

As newly appointed Chair, James Pelkey presided over the meeting.

III. TAX ABATEMENT APPEALS

A. David Wry – 203 South Main Street Units 1-5, Parcel ID# 26095001, 26095002, 26095003, 26095004, 16095005

David Wry and Todd Waite, owners of 203 South Main Street, Units 1-5 reported that a fire occurred at the property on July 31, 2014 resulting extensive damage and one death and seeking abatement of property taxes. Currently, no one is living in the units, there is no power to the building, all units damaged, two units on the South side of the property have been removed, middle unit has been gutted, and the remaining two units are being evaluated for electrical and water damage. The owners estimated that it will be approximately 9 months to complete the renovations.

The meeting was then opened to questions by the Board. The appellants were asked if the property was insured. Mr. Wry stated that the property was insured to cover damages as well as most of the income lost due to the fire and renovations. Denise White, Lister, reported the assessed value of property is \$459,000 and the assessment is based on market value. There is no separate value assigned from the land or building.

There being no further questions, James Pelkey closed the hearing.

B. William Riley – 12 Edward Street – Parcel ID # - 23029012

On July 25, 2014 the property located at 12 Edward Street experienced a fire resulting in extensive damage to the property. The Appellant, who was not present at the meeting, stated in his Abatement Hearing Request, that one of the three units, representing 45% of the value of the property, was a total loss. It was noted in the Appellant's letter to the Board that the time frame for repair is approximately 6 to 9 months.

Discussion occurred by the Board, regarding property insurance, the amount of damage to the property, following which there was consensus by the Board to close the hearing due to the lack of clarity of the information presented. James Pelkey, Chair closed the hearing.

A. 12 Edward Street

A motion was made by Ramona Trombley and seconded by Martin Manahan to deny the request for abatement submitted by William Riley for the property located at 12 Edward Street, based on the lack of clarity of the information submitted and inconsistencies in the damage that resulted from the fire. Motion carried unanimously.

IV. MINUTES OF PREVIOUS MEETING

A motion was made by Martin Manahan and seconded by Michael Biggie to approve the minutes of the October 22, 2013 meeting of the Board of Abatement as presented. Motion carried. Recused from the vote were: James Pelkey, Megan Manahan, Scott Corrigan, Tammi DiFranco, Ryan Doyle, J. Larry.

V. OTHER - DELIVERATIVE SESSION

B. 203 South Main St, Units 1-5

Discussion occurred on the information presented during the hearing for 203 South Main Street, Units 1-5. During discussion, it was noted that the property owners have insurance to cover damages sustained by the fire as well as loss of income from the inability to rent the five units while under construction. Joe Luneau stated that he does not see where the owners have been financially harmed due to the insurance coverage of the property. Further discussion occurred following which a motion was made by Helene Biggie and seconded by Joe Luneau to deny the request for tax abatement for the property located at 203 South Main Street, Units 1-5, based on the insurance coverage for repairs and loss of rental income. The motion was approved with a vote of 14 in favor, 2 opposed.

A motion was made by Megan Manahan and seconded by Helene Short to move out of deliberative session. Motion carried unanimously.