



Town of West Tisbury
BOARD OF ASSESSORS
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Open Session Meeting Minutes

Board of Assessors, May 17, 2022

Present: Michael Colaneri, Maria McFarland, Lawrence Schubert

Also Present: MacGregor Anderson, Principal Assessor

The meeting convened at 4:30 P.M.

All votes were roll call votes due to the remote nature of the meeting.

Minutes April 26 2022

The Board approved the open session minutes: Colaneri-yes, McFarland-yes, Schubert-yes

FY23 Certification Consultant Request for Quotes: review of quotes and possible decision

Mr. Anderson said that the quote of \$32,000 from Paul S. Kapinos & Associates, Inc. was the only quote submitted of three requests. He said it met his requirements of cost and experience with Island valuation and that it was substantially less than the \$50,000 FY18 recertification contract from Patriot, primarily in the area of personal property.

The Board asked Mr. Anderson to review the contract with the Town Administrator and Counsel and to be sure the contract covered all requirements and did not leave room for price adjustments beyond a few percent.

The Board voted to approve the quote and select Paul S. Kapinos & Associates, Inc. as the consultant for FY23 recertification in Residential, C&I, Commercial Personal Property, Second Home Personal Property, and 504s: Colaneri-yes, McFarland-yes, Schubert-yes

Paraplegic, Veterans, MDM1 Reimbursement Report – DLS Gateway

The Board voted to approve the reports: Colaneri-yes, McFarland-yes, Schubert-yes

Abutters List Requests

The Board voted to approve the abutters list requests: Colaneri-yes, McFarland-yes, Schubert-yes

Land Bank Mill Brook purchase 22-4-2,3,4,5,6,7,8: 8 of 58 abatements

Mr. Anderson explained that due to the statutory requirement as interpreted by the courts, the Board had no option but to grant 59 day pro-rated abatements to the Land Bank to exempt them from May 2nd through June 30th. The abatement amounts totaled \$3,927.14 in real estate tax and \$100.88 in CPA. He also noted that based on FY22, the town would be losing \$24,295 and \$624.09 respectively on an annual basis in tax revenues from these properties going forward.

The Board voted to approve the abatement requests under MGI ch 58 sec 8: Colaneri-yes, McFarland-yes, Schubert-yes

Stillpoint Martha's Vineyard Inc. Mill Brook purchase 22-4-8, 9, 10, 11

Mr. Anderson explained that Stillpoint MV would not qualify for a FY22 abatement, that this was unique to the Land Bank. He did want the Board to be aware that they filed as a non-profit with the Secretary of the Commonwealth, although he found no filing on the Attorney General's charity database. He said if they were to qualify at some point in the future, the annual negative impact to tax revenues, based on FY22 bills, would be \$21,478.12 in real estate tax and \$591.96 in CPA.

The Board asked to be kept informed of any filings for exemption and for Mr. Anderson to carefully review any such application as well.

FY22 Real Estate Exemption Reports \$1,123.41

- a. 41C \$1,000.00
- b. CPA \$123.41

The Board determined that these were approved at the prior meeting in executive session and did not require a new vote.

FY19 Real Estate Abatement Reports

- c. 2019 \$413.75

The Board determined that these were approved at the prior meeting in executive session and did not require a new vote.

FY22 Personal Property Abatement Report

- d. 2022 \$2,463.77

The Board determined that these were approved at the prior meeting in executive session and did not require a new vote.

Motor Vehicle Excise abatement reports \$594.24

- e. 2022 \$112.24
- f. 2022 \$499.43

The Board approved the abatements: Colaneri-yes, McFarland-yes, Schubert-yes

Affordable Housing Committee appointment

The Board appointed Michael Colaneri to the position: Colaneri-yes, McFarland-yes, Schubert-yes

Land Bank Town Advisory Board appointment

The Board appointed Maria McFarland to the position: Colaneri-yes, McFarland-yes, Schubert-yes

Capital Improvements Committee appointment

The Board appointed Lawrence Schubert to the position: Colaneri-yes, McFarland-yes, Schubert-yes

Executive Session

Motion to enter into executive session under Chapter 30 A Section 21 (a) 3, 6 and 7

The Board will enter executive session in order to discuss litigation (3), the valuation of property (6), and abatement and exemption applications deemed confidential under MGL CH 59 sec 60 (7)

The Board voted to enter executive session and not to return to open session: Colaneri-yes, McFarland-yes, Schubert-yes

The open session ended at 5:05 pm

MacGregor Anderson, MAA

Principal Assessor

Approved:

6/21/22