

Town of Dedham

Board of Assessors Meeting Minutes

Tuesday, September 18, 2018, 5:00PM

Present: Richard Schoenfeld, Chairman, Chris Polito, Vice Chairman, Cheryl Sullivan, Clerk, Richard Henderson, Director of Assessments, Kevin Doyle, Assistant Director of Assessments

Meeting called to order at 5:00PM in the Selectmen's Chamber by the Chairman, Mr. Schoenfeld.

No members of the public attended the meeting; therefore no public comment.

The Board reviewed, approved and signed Meeting Minutes from June 6, 2018.

The Board then reviewed and signed excise abatements and commitments.

Next on the Agenda was the discussion on Atrius Health / Dedham Medical. After several years of review, analysis and discussion with town counsel, several Assessors from local communities and speaking with Atrius, they are now exempt and have been in discussion trying to create a PILOT Agreement. The last scheduled meeting had been postponed at the last minute by Atrius and looking to reschedule, but in the meantime, Atrius had put together a Proposal of 15% of their total taxes to be paid as part of a PILOT Agreement. At the previous Board of Assessors Meeting, the Board had discussed and agreed that 15% was a little too low of an Offer and would like to see somewhere closer to 20% of their taxes to be paid as part of the PILOT Agreement and requested Mr. Henderson to counter with 25% to keep the negotiations going with hopes to settle at 20%.

After further discussion with Atrius Health, they responded to Mr. Henderson's counter of 25% stating that they have centralized the negotiations of the PILOT Agreements due to inconsistencies and after further research on a national level, they felt that 15% is fair and the max that they can commit to. Mr. Henderson reminded the Board of his research of the 4 properties in MA range from \$40,000 to \$70,000, which represents 20-25% from previous agreements and made a recommendation of going back to Atrius with a request of 20% and felt that was more in line with the other communities with hopes that Atrius will agree.

Mr. Schoenfeld agreed with Mr. Henderson's recommendation of countering with 20% in hopes that Atrius would be willing to still negotiate and compromise by meeting us halfway at 20%. However, Mr. Schoenfeld and Mr. Henderson both agreed that 15% is still a reasonable offer

especially when considering the alternative, which would be \$0 since they are under no obligation to enter into any Pilot Agreement.

Mr. Polito stated that he also agreed with Mr. Henderson and Mr. Schoenfeld and mentioned that as an alternative, we can mention that we would also agree to \$75,000 for the two years (15% first 2 years), then 20% in the preceding years for a 10 year term and a possible \$50,000 cap as an alternative if Atrius did not want to Offer 20% straight up. At this time, Mr. Schoenfeld made a motion for Mr. Henderson to counter Atrius at 20% with the possible options that Mr. Polito had stated. Mr. Polito second the motion. All members were in favor with a unanimous vote.

In Old/New Business related topics, Mr. Henderson stated that Paul Munchbach is looking into the new user names/password set up that will now be required for Gateway for electronic signatures and waiting for a return phone call with more information. Mr. Henderson informed the Board that RRC will be coming in next week to begin working on FY19 values. Mr. Henderson stated that single family homes will likely see another 5-6% increase in values. Mr. Polito asked what Mr. Henderson's initial thought on what the rates would be and how the overlay balance was. Mr. Henderson stated that it's very early on in the process, but estimating that the tax rate may slightly decrease due to the increase in values, but would still see \$200-300 overall tax bill increase over the previous year. Mr. Henderson estimated the Overlay Balance to be roughly \$2.3 – 2.4 million. Mr. Henderson then informed the Board that there are only a few remaining open ATB Cases.

Mr. Polito informed the Board that he had been in discussion with John Bethony of the Planning Board and Leanne Jassett from the Board of Health about looking to get the Director's positions back under the control of their respective Boards. Mr. Polito stated that he was interested in doing the same with the Board of Assessor's. Mr. Polito mentioned that the other two Boards were unanimously in favor and looking to possibly bring it on for the upcoming Fall Town Meeting like the Library and Parks and Recreation Commission had put in a substitute motion to remain in control of the Director's position. If there is not enough time to get it for the Fall Meeting, then they will look to add it to the Spring Town Meeting next year. Mr. Schoenfeld and Ms. Sullivan were in agreement with Mr. Polito.

At 5:35PM, having no other business, Mr. Polito recommended for a motion to adjourn the meeting. Mr. Schoenfeld made a motion to adjourn the meeting, which was second by Ms. Sullivan.