

Town of Dedham
Board of Assessors Meeting Minutes

Thursday, December 2, 2021, 6:30 PM (Remote Meeting via Zoom)

Present: Cheryl Sullivan, Madam Chair, Richard Schoenfeld, Vice Chair, Mike Polito, Secretary

Kevin Doyle, Director of Assessments

Paul D'Olimpio Jr, Assistant Director of Assessments

Amanda Smith, Public Information Officer

Meeting called to order at 6:38pm by the chair, Ms. Sullivan.

Ms. Sullivan led with the Pledge of Allegiance.

Currently, no members of the public were on the Zoom Meeting, therefore no further public comments.

Mr. Schoenfeld made a motion to review and approve the Meeting Minutes from October 27th, which was unanimous.

Next on the agenda was the Tax Classification Discussion and to vote on the recommendations to the Select Board on the FY '22 Tax Rate. Mr. Doyle provided the FY '22 Classification Hearing Booklet and PowerPoint Presentation to the Board of Assessors previously via email. The Board of Assessor's confirmed they had reviewed the information given to them. Ms. Sullivan entertained a motion to vote to recommend continuing Classification to the Select Board, which would create a split tax rate. Mr. Schoenfeld made the motion, which was second by Mr. Polito. All Board members voted unanimously in favor of continuing Classification.

Mr. Doyle stated that with the continuation of Classification, the Board of Assessors now need to make a recommendation on what shift to advocate the Board of Selectmen to use. Historically, Dedham has shifted to the maximum amount allowed, which is 1.75. Based on a max tax shift, the residential tax rate would be \$13.35, down from \$13.67 the previous year. With residential values increasing 8.66% in value, the average single family tax bill will increase roughly \$460.00. Mr. Doyle mentioned that Covid only further drove up sale prices in an already competitive market, coupled with lack of inventory, which resulted in even higher sales from the previous year. Commercial properties saw a slight increase, just at a disproportionately lower rate. Commercial properties such as Hotels, Gyms, Movie Theaters, Restaurants were negatively impacted by the Pandemic and many even saw a decrease in value.

Mr. Schoenfeld asked Mr. Doyle why Personal Property was up 8 million, to which Mr. Doyle responded was due to an increase in many of the personal property accounts like utilities (NSTAR, National Grid, Verizon, etc). At this time, Ms. Sullivan asked if there were any further questions for Mr. Doyle, to which there were none.

At this point, Ms. Sullivan made a motion to vote to recommend using the max shift of 1.75 to the Select Board, which was second by Mr. Schoenfeld. All board members voted unanimously in favor of using the max shift.

At 6:51pm, Mr. Polito made a motion to continue the Board of Assessor's Meeting to attend the Select Board Meeting, which was second by Mr. Schoenfeld. Ms. Sullivan took a roll call, which all were in favor of continuing the Board of Assessor's Meeting at the Select Board Meeting. At 7:18pm, at the Select Board's Meeting, Dimitria Sullivan, Chair of the Select Board, recognized the Board of Assessor's were present at the Select Board Meeting and ready to discuss the next item on the Select Board Agenda, which was the Public Hearing and Vote regarding the FY'22 Classification Hearing with the Board of Assessors. Ms. Sullivan stated that the Board of Assessor's would like to reconvene their meeting to join the Select Board Meeting to which all Board of Assessor members were unanimous in favor of reconvening their Meeting via a roll call vote.

At this time, Ms. Sullivan would give her presentation on the Classification and Tax Shift to the Select Board and present the BOA's recommendations. Ms. Sullivan at the conclusion of her presentation stated the Board of Assessors were in favor of recommending to the Select Board to continue classification and to shift to the max shift of 1.75. Members of the Select Board and Mr. Doyle had a brief discussion on upcoming FY'22 valuations vs last year's valuations, average single family tax bills, valuation trends affected by the pandemic and how the Town Budget approved at Town Meeting by Town Meeting Members affects the property tax bills. Having no further questions or discussions, the Select Board voted unanimously to continue classification and a max shift of 1.75. The Select Board thanked Ms. Sullivan, Mr. Doyle and the entire staff at the Assessing Department for all of their help, research and information.

At 7:47pm, after the completion of the Classification Hearing, Ms. Sullivan recommended making a motion to adjourn the December 2, 2021, meeting of the Board of Assessors. Mr. Schoenfeld made the motion which was second by Mr. Polito. Ms. Sullivan took a roll call in which all Board Members voted to adjourn the Board of Assessor's Meeting. Ms. Sullivan thanked the Select Board, Mr. Doyle and the entire Assessor office for a fantastic job once again.