

Board of Abatement

February 13, 2019

Minutes

Present at Meeting

Bert Potter
Linda McGuire
John Berryhill
Adrienne Raymond

Steven Nicholson
Sharon Winnicki
Betsy Jesser
Lee Wilson

Aaron Korzun
Susan Kennedy
Trish Norton
Mark Goodwin

John Berryhill called the meeting to order at 7:03 PM

Organizational:

Selection of Chair:

Mark Goodwin nominated John Berryhill as chair. Bert Potter seconded. Motion approved

Administration of oath to Sarah Schiermeyer

Chairperson John Berryhill proceeded to make introduction of members present and explain procedure for the Board of Abatement to hear testimony and then will deliberate and make findings. The decision will be mailed to the requestor when complete.

Testimony of Sarah Schiermeyer:

Requesting abatement due to inability to pay based on the fact that Schiermeyer run out of funds in 2018 because of expenses incurred of refurbishing the 813 CCC property in order to sell or rent. Real estate consultant unable to find the buyer that Sarah Schiermeyer had understood would be ready and willing to buy the newly refurbished house.

Real Estate agency found a tenant who indicated that he was anticipating buying the property in the fall of 2019.

Upon inquiry from Lee Wilson, there is no signed rent to purchase or documented letter of intent to indeed purchase the property.

Market for Bed & Breakfast accommodations has slowed considerably at the Balm of Gilhead, impacting income and subsequent cash flow.

There is a mortgage on both properties, which are combined onto one tax bill. Sarah Schiermeyer indicated that she has attempted to get a mortgage modification, but has had long delays in processing the request by the financial institutions. Complicated by the Business mortgage for the B&B 774 CCC Property and adjacent 813 CCC property combined.

Per inquiry from Bert Potter, she has not made any arrangements with Randy Page, Delinquent Tax Collector in order to set up a payment schedule. She indicated that she has been out of the area as part of her job as a visiting / traveling nurse.

Current rental rate does not inherently have property taxes built into the monthly rent collected. Rent is currently set at \$2,500 per month for the 813 CCC property.

Anticipates an assignment of her current mortgage to a designee of Chase Bank, who currently holds the mortgage.

Other statements made were to the fact of Sarah Schiermeyer's income as a traveling nurse, her current exploration of other job possibilities closer to Shrewsbury.

Testimony was concluded at 7:38 PM

Deliberations were entered into soon afterwards.

Findings:

- No specific signed lease to own agreement that the current tenant has executed indicating with certainty that a purchase will be completed in the time horizon that was indicated
- The recent financial investment outlays in the refurbishment of the 813 CCC Rd property, to the detriment of the tax obligations for both the 813 CCC Rd and the 714 CCC Rd properties.
- The real property assets listed, outside their fair market valuation, do not substantiate a position of indigency or unable to pay taxes.
- Based on the financial Profit Loss documentation supplied, there appears to be no certainty that this particular situation will not arise again in ensuing years, in so far as the documented income does not sustain current expenses including property tax liabilities.

The motion was made not to abate the 2018 taxes of \$24,309.36 not including penalties and was seconded. An amendment to abate just the penalty fees was made and seconded. The amendment failed with a vote of 2 affirmative and 10 negative.

The vote on the question of not to abate was unanimous not to abate.