

City of Greenfield
Assessor's Meeting
October 24, 2023

14 Court Square, 2nd Floor Meeting Room

9:30 AM

CALL TO ORDER: Meeting was called to order at 9:31 AM by Chair Ruggeri.

ROLL CALL OF MEMBERS: Chair Joseph Ruggeri, Clerk Jim Geisman, Chief Assessor Randall Austin, Assessors' Clerk Devon Magoon, Member of public Chuck Green also present

MOTION: On a motion by Chair Ruggeri, second by Chief Assessor Randall Austin, it was unanimously;
VOTED: TO ACCEPT AND APPROVE THE SEPTEMBER 26TH, 2023 MEETING MINUTES.

PUBLIC COMMENT:

MOTION: On a motion by Chair Ruggeri, second by Chief Assessor Austin, it was unanimously;
VOTED: TO OPEN PUBLIC COMMENT AT 9:34 AM.

Board reviewed and accepted 10 MV Abatements for 9/22/23 - 10/06/23
- \$660.68

Board reviewed and accepted 10 MV Abatements for 10/03/23 - 10/20/23
- \$912.84

Caitlin von Schmidt Executive Assistant joined meeting at 9:37AM to act as notary for lien.

MOTION: On a motion by Chief Assessor Austin, second by Clerk Jim Geisman it was unanimously;
VOTED: TO ACCEPT AND APPROVE LIEN AND CHAPTER 61 APPLICATION FOR 450 GREEN RIVER ROAD AT 9:44AM.

Caitlyn von Schmidt exited meeting at 9:44AM.

Board reviewed and accepted 14 Chapterland applications
- 8 in 61A
- 6 in 61B

MOTION: On a motion by Chief Assessor Austin, second by Clerk Jim Geisman, it was unanimously;
VOTED: TO ACCEPT AND APPROVE OF CHAPTERLAND ROLLBACK TAX COMMITMENT AND APPLICATIONS AT 9:56 AM.

Board discussed office/RRG report. Marina Scheid, Linda Bevan, and David Burgess come into office to train and work once a week.

Chief Assessor Randall Austin is working with Harald Scheid (President of RRG) on a 10 and 5 year lookback for sales adjustment factors in preparation for LA submissions. LA 13 and 15 submissions are upcoming. Initial LA 4 is submitted. Not expecting a huge increase from previous year. Hopefully more numbers to be submitted by end of week—working on making comparables to other towns.

Chief Assessor Austin mentioned there is more activity residentially than commercially in Greenfield.
Clerk Geisman questioned Air BNB and land values.
Chair Ruggeri suggested split tax rate percentages be discussed next meeting.

Clerk Geisman questioned if LA 3,4,13 and 15 are public record and can be shared with city council via presentation.
Also suggested including split tax rate calculator as is available on DLS website.

Board discussed making a recommendation for a split tax rate to be tabled for next meeting.

Board discussed residential exemptions and the city's lack thereof.

PUBLIC COMMENT 10:27AM: Chuck Green commented on his research into a residential tax rate.

Board discussed that the city has no small business exemption—is there potential to adopt one?

Board discussed the progress of the municipal calendar.

Clerk Geisman shared that there are public concerns that the meeting minutes are too brief and not descriptive enough.

PUBLIC COMMENT 10:33AM: Chuck Green commented that public concern by residents should be taken into consideration with respect.

Chair Ruggeri reviewed his timeline for October.

Clerk Geisman asked about building permits—pulling permits with consideration of homeowners concerns about their taxes increasing.

PUBLIC COMMENT 10:40AM: Chuck Green commented that we give TIFs for commercial properties but nothing is in place for homeowners. We should consider what benefits the community.

Clerk Geisman – Does the city need to provide incentives for homeowners to be more honest with consideration to building permits.

There are no upcoming ATB hearings—The Arbors did not file.

MOTION: On a motion by Chair Ruggeri, second by Clerk Geisman, it was unanimously;

VOTED: TO CLOSE PUBLIC COMMENT AT 10:45 AM.

EXECUTIVE SESSION

MOTION: On a motion by Chair Ruggeri, second by Clerk Geisman, it was unanimously;

VOTED: TO OPEN EXECUTIVE SESSION AT 10:46 AM.

Board discussed and accepted exemptions for as follows:

- 4 veteran exemption applications

Assessors office is currently reaching out to remaining senior and veteran exemption applicants as well as late chapterland applicants.

MOTION: On a motion by Chair Ruggeri, second by Clerk Geisman, it was unanimously;

VOTED: TO CLOSE EXECUTIVE SESSION AT 10:53 AM.

Caitlin von Schmidt (Executive Assistant) and Matthew Conway (Communications Director) join meeting at 10:54 AM for website review.

Discussed strengthening and expanding BOA web page. Also discussed the separate Assessors page and possible informational updates.

Discussion of the less obvious elements within the GIS feature.

Discussion of web layout.

Caitlin - Trying to keep the site simpler for less experienced users who may not be used to online navigation.

Matt – Abatements and exemptions are widely used by the public during when it is the season to apply.

Clerk Geisman - Will need Randy's approval for what information is posted to the website.

Chair Ruggeri – Appraisers have been complimenting the site's features. Should we use social media to promote content for different seasons?

Caitlyn – We can add that content to the “How Do I” section.

Matt – Present, discuss, and vote on what to add then he will add it to site.

Caitlyn von Schmidt and Matt Conway exited meeting at 11:13 AM.

Clerk Geisman will draft a hardship policy. Hardship applications tabled until next meeting.

MOTION: On a motion by Chief Assessor Austin, second by Clerk Jim Geisman, it was unanimously;

VOTED: TO CLOSE PUBLIC COMMENT AT 11:16 AM.

Next meeting is scheduled for Nov 7th.

MOTION: On a motion by Clerk Jim Geisman, second by Chair Ruggeri it was unanimously;

VOTED: TO ADJOURN AT 11:17 AM.

Respectfully submitted,
Devon Magoon
Assessors Clerk
Greenfield Assessors