

A workshop was held by the Town Board of the Town of Moreau on February 18, 2010, in the Town owned building on Route 197, to meet with GAR Associates regarding the revaluation.

Supervisor Jenkins opened the meeting at 7:00 p.m.

**Town Board Members Present**

Tom Cumm	Councilman
Bob Prendergast	Councilman
Gina LeClair	Councilwoman
Todd Kusnierz	Councilman
Preston Jenkins	Supervisor

**Town Board Members Absent**

None

**Also Present:** Leeann McCabe, Deputy Town Clerk; Peggy Jenkins, Assessor; Leah Cronin, GAR Associates; Dave Carlon, GAR Associates; Dave Barnett, GAR Associates; and the following Town Residents: Harry Gutheil, Nate Jenkins, Adele Kurtz, Anne Kusnierz and Vince Spoorer.

The Supervisor welcomed everyone and stated that this would be a workshop between the Town Board and GAR Associates and would be opened up to the public for questions. He asked that if anyone had a cell phone to please put on silent or vibrate. The workshop was then turned over to Dave Carlon from GAR Associates.

Mr. Carlon had packets of information that were distributed to the Board Members. These are the same packets that will be distributed to the homeowners. He wants to go over the calendar of events so that everyone knows what's going on. There's a calendar in the packet that has all the different dates, the most important being February 25<sup>th</sup>. This is the day the actual packets will be mailed out to homeowners. They should be receiving them by Friday and Saturday. GAR Assoc. will be setting up a hotline phone bank to be open on Monday, March 1<sup>st</sup> and will be open through March 12<sup>th</sup>. They will also have staff available in the Assessor's office starting on March 1<sup>st</sup> as well. The purpose of the phone bank is to take the pressure off the Assessor. They want the calls to go to GAR and not to the Assessor. The phone bank is set up to point people in the right direction. Through the month of March they will have informational training sessions. They have classes scheduled and will schedule more as they need them. They will also have informal review sessions the entire month of March. Homeowners will have the opportunity to meet with GAR Associates to talk about their property and their values.

Typically they see 10% to 20% of homeowners, challenge their assessment. Homeowner's may either call the phone bank to schedule appointments or go on-line to schedule. Appointments will not be made through the assessor's office.

There will be information available at the Moreau Community Center with a senior specific workshop scheduled for the first week in March. By the end of March the informal reviews will be complete. They'll take the first two weeks in April to go over all the new information and will make their final determinations. They will then send the property owners a letter telling them what the result of their hearing was. That goes on through the end of April and then they have the Board of Assessment review.

The cover letter that goes to the homeowner will tell them where to go to get the information they need. Saratoga County has a web site that will have all the current values as of February 26<sup>th</sup>. There is also a link from the Town's website to the County's. There will also be a set of hard copy books available for review at the Moreau Community Center for the entire month of March. The books will have values, photos and sales.

Councilman Kusnierz asked "shouldn't we have these books available at the Town Hall"? Dave replied that they didn't want the books at Town Hall because it would create too much traffic and take up too much time from the Assessor's office.

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Anne Kusnierz thought that they could put a set of books at Crandall Library. Dave stated that they had thought about the Library and decided the books should stay in our own Town. Mrs. Kusnierz stated that it is our Library. Dave said it is something that they should look into.

The information on-line will be in PDF version so the homeowner's can print what they need. Councilman Kusnierz stated that people with dial up won't be able to get PDF files. He asked if the homeowner's are unable to print the pages they want, can they call the Town Hall and have employee's print the pages for them? Dave stated that was something the Town Board could decide.

Councilman Cumm asked if we could use the Town's building on Route 197 to display the hard copy books. Dave stated that the building would need to be staffed to assist the homeowners.

Peggy Jenkins said they spent a lot of time trying to find a place that was open all hours.

Supervisor Jenkins asked if Hannaford might have a spot in their building to put the books. Dave replied that if the books are unsupervised, they will disappear.

Councilman Prendergast asked if the books are easy to use and Dave stated that they were self-explanatory.

Vince Sporer thought that a computer could be placed at the Community Center to print the requested information instead of someone having to make photocopies. Dave said that there would be staff in the area between the Town Hall and Community Center for the first week. Councilman Kusnierz thought it better if the staff and computer were at the Community Center.

Mr. Carlon stated that there would be a green form in each packet that will assist the property owner in gathering information to bring to the informal review for challenges. All reviews will be held at the Fire House on Route 197. Appointments can be made by phone call between 9:00 a.m. and 4:00 p.m. and will be scheduled for days, nights and weekends. Property owners can meet with a GAR Associate or they can mail in their request for review.

Councilman Cumm spoke about grievance day and asked what would happen if three hundred people were to show up. Mr. Carlon said they should have a good idea and would let us know by mid March as to how many property owners will be grieving their assessment.

Mr. Carlon said that each property owner will receive a disclosure notice for each property they own. Each will be mailed separately. The notice will tell the property owner their old assessment, new assessment, exemptions that have been applied for and the change they can expect in their taxes. This won't impact the Village taxes until 2011.

Councilman Cumm asked how the STAR comes in to play. Mr. Carlon stated that the Star has been calculated. But it is just a guess. The actual STAR should be higher than the figure they're using. Anyone who filed for their exemptions by February 1<sup>st</sup> will see their exemptions on this impact notice. If they applied after February 1<sup>st</sup>, they won't see the exemptions on this notice but it will become reality when they get their tax bill.

Councilman Kusnierz asked when the Town Board has to vote to adopt the roll. Mr. Carlon didn't think that the Town Board could vote to adopt the roll. He stated that the tentative roll has to be filed by May 1<sup>st</sup>. Councilman Kusnierz stated that because our assessor is appointed and not elected, the Town Board has to vote to adopt the roll after a reval. Mr. Carlon didn't know the answer to this but stated he could find out.

Councilman Kusnierz asked "you did your residential essentially in-house looking at previous sales and values; I assume you did the same for the commercial properties"? Mr. Carlon stated that they used the Countywide. Councilman Kusnierz then asked how they did the specialty properties. Mr. Carlon stated that the utility values were done by themselves. They were based on income and production levels. The

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special franchise's, they used the State's numbers. They did the forest lands and farms themselves. All total they did about 98% of the values and only 2% came from the state.

Adele Kurtz asked Mr. Carlon if they exceeded the \$15,000 price that was in the contract, because they had done more work than was contracted. His answer was no. They did not exceed the \$15,000.

Mr. Carlon concluded by asking the Board members to call him if they had any questions and in the meantime they will look into finding another place to house the books.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Leeann McCabe  
Deputy Town Clerk