Meeting Minutes for the
6:30 PM, 1/10/23 Special Meeting of the
Board of Finance Communication Sub-committee

MEETING MINUTES (Approved at the 1/17/23 S/C Meeting)

Members Present: Todd Gelston and Rebecca Whatley
Staff Present: Rob Funk
Guests Present: Michael Callahan

AGENDA

1/10/23 BoF Communications Sub-committee Special Meeting
6:30 PM at the MOBC, Meeting Room #4

1. Call to Order
2. Approval of the Minutes for the December 13, 2022 Special Meeting
3. Review of the Research Material for the "Nuggets of Information" listed at the December 13, 2022 Meeting
4. Review of a DRAFT of the Property Re-evaluation / Re-assessment article
5. Other items of interest for BoF Communication
6. Scheduling for the next Meeting
7. Adjournment

DISCUSSION

Meeting called to order at 6:35 PM in Meeting Room 4.

The first item on the Agenda was approval of the Minutes for the 12/13/22 Special Meeting. There were no additions or corrections. Rebecca Whatley moved that the meeting minutes be approved. Todd Gelston seconded the motion. The motion passed unanimously.

Next, the attendees reviewed the list of "Nuggets of Information" from the December 13 meeting and made new comments where appropriate as follows:

- This year's re-evaluation is non-physical. It comes 5 years after the physical re-evaluations which are required every 10 years. Both of these time periods are required by State Laws.
- There are different factors used in re-evaluations – The cost to replace, how much money can be generated and value comparisons based on comparable sales.
- The critical deadlines are as follows:
    - The Assessment Consultant must submit the updated Grand List by January 31
    - The property owners must submit their requests for appeal by February 20.
    - The Board of Assessment Appeals must schedule the Appeal Hearings by March 1.
    - The updated Grand List must be submitted to the Assessors Office by April ?

- Property owner should take the opportunity to reach out to the Assessment Consultant (Vision 1) for an explanation of the their re-evaluation.
- The applicable State Laws are CGS 12-62, 12-63 and 12-111.
- Re-evaluation is essentially a re-allocation of the tax burden.
- The 70% factor comes from State Law and was based on a long history of different factors as explained by Rebecca.

During this meeting the attendees reviewed each one of the 18 information items listed in the 12/13/22 Meeting Minutes.

After some discussion, the attendees developed a list of five critical information items that need to be in the article in order to make it effective and useful. They are as follows:

- A list of all of the deadlines used in the Re-evaluation / Re-assessment process.
- A Table that shows the effect of Re-evaluation / Re-assessment on everyone's property taxes.
- A text that helps everyone to understand that they have the right to appeal if they meet the required deadlines.
- A text that explains that the entire Re-evaluation / Re-assessment process is driven and guided by State Law. Include the links provided by Rob Funk.
- A text that explains the difference between re-evaluation and re-assessment.

NOTE: The comments from our guest at this meeting were very helpful. We appreciate guests attending our meetings.

The meeting ended with a tentative schedule for the subcommittee to meet again on January 17 with Rob Funk at 6:00 PM. The reason for the frequent meetings is to enable the BoF to publish our article as soon as possible and ahead of the Re-evaluation / Re-assessment deadlines.

Meeting was adjourned at 7: 38 PM.

These Meeting Minutes were written by Todd Gelston.