



Town of Bolton
3045 Theodore Roosevelt Highway
Bolton VT 05676
Board of Civil Authority Minutes
September 8, 2016
6 p.m.
Bolton Town Office

BCA members present: Gene Armstrong, Josh Arneson, Amy Grover, Brenda McKeown (Chair), Ron Lafreniere, Rich Reid

BCA members absent: John Devine, Jen Dudley-Gaillard, Sharon Murray

Also present: Kermit Blaisdell, Doreen Phillips

Clerk: Amy Grover

1. The meeting was called to order at 6:03 p.m. by Brenda with a quorum of 6 members present.

Gene made the motion *"to re-open the Lister Grievance Appeals hearing."* Josh seconded. There was no further discussion. All were in favor and the motion passed (6-0).

The Assessor and present appellant took and signed oaths as required by statute. BCA members took and signed the BCA oath as required by statute.

2. Appeals:

1. Housing Foundation, Doreen Phillips representative – Fernwood Manor (land only)
Kermit provided an overview:

- VT Housing Foundation, aka Fernwood Manor, a parcel with 37.5 acres of land and 78 mobile homes, total assessment at \$1,793,500.
- There was a small increase in value per site, from \$22,100 to \$22,500.
- Sale price in 1991 was \$1,425,000.

Ms. Phillips stated that:

- The Housing Foundation is a nonprofit, and do pay taxes.
- Based on notes from Susan Kuegel from the Lister Grievance, they are requesting the town reduce the value to 2011 assessed value of \$1,725,500.
- The Grand List overall in Bolton has gone down.
- They own 18 parks in VT, majority of parks are in Chittenden County, with an average assessed value of 16K per site. Fernwood Manor has the second highest per site value.
- There was a cursory visit to the park.
- Mobile homes' assessed value outside of the park in Bolton have gone down. Homes in Fernwood Manor averaged an increase of 4.44 %, 3.9 – 4.0% in the site values.
- The park is tied into a housing subsidy covenant and receives funding, which encumbers the use of the property, and the park does not receive any services from the town of Bolton.
- The park does not have any land improvements – the open land is not developable as it contains the wastewater and water systems that serve the 78 units.
- Lot rents of \$407 each (all lots pay the same rent) include water and sewer, taxes, trash removal, and plowing. Tenants are already subject to an increase in ownership taxes coupled with increase in site costs, creates a heavy burden.
- Their operating budget just barely covers the cost of services.

Brenda asked what park has the highest assessed value per site. Ms. Phillips stated Grand Isle, with site values of 26K+.

Kermit stated that:

- He reviewed the list of parks owned by HFI, and present assessed values per site, and noted that some, such as Colchester, have not been appraised for many years. To compare a park reappraisal from 5 - 10 years ago to a current appraisal is apples to oranges. If the parks all had reappraised this year, that would be totally different, and the number of units does not matter. In essence, if the parks had reappraised this year, he would gladly compare, but he is not aware of any currently reappraised parks.

Ms. Phillips stated that she had been the property manager for 7 years in Colchester, and the park was reassessed in that time frame and has a 15K site value.

Kermit provided and the group reviewed a compilation of 5 parks that had sold since 2013 which included sales price, park inventory, site values, incomes, expenses, and cap rates. Kermit stated that the different valuation methods indicate a market value of \$1,836,600 which is probably closer in value than what the park is currently assessed at; the assessed value is probably short.

The group briefly discussed operating expenses, sales, vacancies, subsidies, credit loss, and that Kermit receives information from PVR and HUD.

Doreen noted in the acquisition HFI received loans and other funding sources, the park is not subsidized housing, and questioned how the town could use that formula. Brief discussion on sales, funders, requirements, acquisition costs, private purchases vs. HFI, lot rents.

Kermit stated that sales require HFI permission, HFI should understand the sales, and noted that Fernwood Manor has ample lots, consistent rentals, people maintain their lots well; it is a nice park. To say the assessed value should be less just because another park's site value is 16K, yet that park's sale price was 23K, is incorrect.

Kermit noted that Ms. Kuegel had brought up covenants and that the only covenant he could find was with respect to incomes, and questioned how that information was updated. Brief discussion on process.

Brenda asked if there were any other questions or comments. Ms. Phillips confirmed the request was to return to the 2011 value of \$1,725,500. An inspection visit was scheduled for Wednesday, September 14, 2016 at 5 p.m. with Gene, Josh and Amy.

2. Aumarie Gagne – 152 West Street, Fernwood Manor

Appellant did not attend scheduled hearing.

The group reviewed Ms. Gagne's written appeal.

Kermit provided an overview:

- Mobile home at 152 West Street in Fernwood Manor.
- Result of Lister's grievance reduced the fair market value from \$39,600 to \$38,200.
- Review of current condition of the mobile home.

Kermit provided a list of 3 comparable sales in Fernwood Manor which was reviewed by group.

Ms. Gagne to receive written notice that the next step in the appeal process is the site inspection, and the town will attempt to schedule in conjunction with the Fernwood Manor site visit on Wednesday. Amy to hand deliver and mail notice.

3. James Geddes – 3500 Bolton Valley Access Road

Gene recused himself from the Geddes appeal.

Appellant unable to attend scheduled appeal hearing due to out of state work schedule.

BCA called appellant by prior arrangement at 7 p.m., with no answer – left a voice mail message.

The group reviewed Mr. Geddes written appeal.

Kermit provided an overview:

- Property assessed at 728K.
- Property was a private purchase for 735K with no commission, was purchased after it went off the market. Home was initially listed at 1.2 million with furnishings.
- The town had been conservative on quality grade, but with the sale, it indicates the property should have been assessed higher.
- Noted an issue with the summary of the “Kemp package”; reassembly on owners foundation in Oregon, and cost page to Sisters Oregon, and KEELS, not Kemp payment schedule.

Amy to contact Mr. Geddes to notify him that the next step in the appeal process is the site inspection, and will attempt to schedule.

3. **Any Other Business: none**

4. **Closing**

Rich made the motion to “adjourn the meeting.” Gene seconded. There was no further discussion. All were in favor and the motion passed (6-0). The meeting was closed at 8:30 p.m.

Attest: Amy Grover, Town Clerk

Minutes are unofficial until approved. These minutes were read and approved on:

September 28, 2016

Brenda McKeown for the BCA

