

BOARD OF SELECTMEN

AUGUST 7, 2019

MEMORIAL BUILDING

10:00 A.M.

The following are to be considered draft minutes until approved by the Board.

Selectmen present: Dick Hendl, Chairman; Tamara Butcher, and George McCusker.

Others present: Assessor, George Hildum

George presented preliminary report from Sansoucy Associates regarding the assessment status of Springfield Power. They have burned their remaining chips and are now shut down. Whitefield shut down in May. Governor Sununu vetoed HB 183 on Friday. If the veto were to be overridden, Springfield Power would only be operating at break-even prices. Both plants will only run intermittently this fall to use up their energy credits.

Brian Fogg, from Sansoucy Associates, met with Ed Kent, Manager from Springfield Power. The value of the plant is greatly diminished with the plant being decommissioned. There is not a lot of salvageable value remaining. Brian and Ed have reviewed a reduced assessment for 2019 based on consideration of economic and external factors of the current market value. Given so much uncertainty of the market and whether the plant will ever be operational or desirable as a utility again, the Select Board was asked to consider adjusting the 2019 assessment to net a tax payment amount for 2019 equal to the first bill 2019 of \$32,963. Economically the current assessment isn't supported by market value for 2019. Adjusting the assessment reduces the risk of exposure to the Town. Ed Kent has indicated he is interested in proposing a long-term Payment in Lieu of Taxes (PILOT) for the property.

At 10:20 a.m. the Board voted unanimously to enter non-public session, per RSA 91:a3 – Legal. At 10:40 a.m. the Board voted unanimously to seal the non-public minutes and enter back into public session.

Dick asked George Hildum if a piece of property is sold, when is it re-assessed? George stated if there is no new information through Multiple Listing Service, etc., or other issues with incorrect data then the property most likely would not be reassessed. A sale would not automatically result in a reassessment unless there had been physical improvements made or to correct a previously incorrect assessment.

Janet and George reviewed that 2020 the town is due for a Statistical Update on property assessments based on market value trends. The last was done in 2010. Full revaluations were done in 2005 and 2015. Reviews are required by the State of NH every 5 years.

George McCusker addressed his concern with coverage for highway vacations. When Pete is off, he is out of town and unreachable and often Mike goes away with him. George said he suggested that Pete contact Eddie to see if he would be willing to be on call when Pete is away. The Board agreed an official procedure should be made. Dick asked George to speak to Eddie in the interim.

At 11:15, The Board voted to continue this meeting to tomorrow, Thursday August 8, at 10:00 a.m.

August 8, 2019, 10:00 a.m. the meeting began with all three selectmen present.

Dick clarified the legal matter. The Board unanimously agreed to keep moving forward.

Having had time to consider an adjustment to the 2019 assessment of Springfield Power, the Board voted unanimously to approve.

Pixie Hill, Tax Collector shared the list of properties in jeopardy of tax deeding for unpaid 2016 property taxes. The tax deed date is October 21, 2019. The Board reviewed the accounts of those who are making regularly scheduled payments as agreed. The Select Board will send out follow up notices to the people on the list.

The meeting adjourned at 11:00 a.m.

Submitted by,

Janet Roberts,