

**BOARD OF CIVIL AUTHORITY  
TAX ASSESSMENT APPEAL HEARING MINUTES  
RANDOLPH TOWN HALL  
CONFERENCE ROOM B  
JANUARY 7, 2016**

**Board Members Present:** Joyce Mazzucco, Tom Harty, George Phillips, Jack Cowdrey, James Sault, Mike Ross, Ruth Lutz, Janice Russell, Martha Lawrence, Tom Schersten and Larry Richburg (arrived at 6:04 p.m.)

**Others Present:** Ed Luce, Lister; Pat French, Town Assessor; Ashley Lincoln; Gus Meyer; Joe Woodin and Linda Minsinger

The Board of Civil Authority tax assessment appeal hearing of property owned by Jesse and Jean Sammis, located at 80 Lefebvre Road, Parcel #119000-001, SPAN #507-159-13127, was called to order by Chair Pro Tem Jim Sault at 6:00 p.m. The first order of business was to approve the agenda. Martha Lawrence made a motion to approve the agenda as presented. Mike Ross seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The agenda was approved.

The next order of business was to accept the Inspection Committee Report for the 80 Lefebvre Road property. Copies of the Inspection Committee Report were distributed before the hearing was called to order. The Inspection Committee Report was submitted into evidence and labeled as "Exhibit M". Mr. Sault made a few comments about the report. He asked if there were any questions about the report. There were no questions. Joyce Mazzucco made a motion to set the value for the 80 Lefebvre Road property at \$1,260,000. Mike Ross seconded the motion. A voice vote was taken and the motion carried by majority vote (abstention Janice Russell and Tom Harty). The value for the subject property will be set at \$1,260,000 and written notification of the decision will be sent to Mr. and Mrs. Sammis.

Ruth Lutz, Mike Ross, and Jim Sault left the meeting at 6:03 p.m.

Larry Richburg arrived at the meeting at 6:04 p.m.

The next order of business was to accept the Inspection Committee Report for the Gifford Medical Center, Inc. property at 215 Tom Wicker Lane. George Phillips, Chair Pro Tem, for the Gifford Medical Center, Inc. tax assessment appeal, called the hearing to order at 6:05 p.m. Mr. Phillips commented that the Inspection Committee Report confirms what is present on the property and reviewed the differences between the Taylor and the Lees appraisals. Copies of the Inspection Committee Report were distributed before the hearing was called to order. The Inspection Committee Report was entered into evidence and labeled as "Exhibit #3". Mr. Phillips asked if there were any questions about the Inspection Committee Report. There were no questions. Mr. Woodin stated that Gifford's attorneys are still working towards resolving the issue of tax exemption with the Town and did not know how this would affect the Board's decision. Mr. Phillips said it will not affect the Board's decision because there are specific timelines that the Board needs to adhere to. Parties on either side will have the right to appeal the Board's decision to the next level. Mr. Phillips recommended that the Board go into private deliberative session. He ruled that Tom Schersten not be allowed to vote on the decision for this

hearing as he left that last meeting early. Mr. Schersten stated he had listened to the audio recording of the last meeting and felt he could make a decision on the appeal fairly and equitably. Larry Richburg made a motion to overrule the Chair and to allow Mr. Schersten to participate in the decision. Martha Lawrence seconded the motion. There was a brief discussion about allowing only one of the Board members to listen to the audio recording. Participating in that discussion were Tom Harty, Tom Schersten, Joyce Mazzucco and George Phillips. There was no further discussion. A voice vote was taken and the motion carried by majority vote (4-1-1[George Phillips]). Mr. Schersten will be allowed to participate in the decision. The Board went into private deliberative session at 6:19 p.m.

The Board came out of deliberative session at 7:39 p.m. Joyce Mazzucco made a motion to set the assessed value for the property located at 215 Tom Wicker Lane at \$5,775,000. Tom Schersten seconded the motion. A voice vote was taken and the motion carried by majority vote (5-0-1[Tom Harty]). A written decision will be sent to Gifford Medical Center, Inc.

There was no further business to consider. Larry Richburg made a motion to adjourn the meeting. Joyce Mazzucco seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The meeting adjourned at 7:41 p.m.

Attest: \_\_\_\_\_  
Joyce L. Mazzucco, Town Clerk