

**Town of Williston**  
**Board of Civil Authority**  
**Draft Minutes of December 1, 2025 – 6:00 p.m.**

**Members Present:** Andy Mikell (Chair), Sarah Mason

**Members Present (Via Zoom):** Mike Isham, Ginny Lyons, Greta D'Agostino, Carter Smith

**Others Present:** Mychaela Harton, Assistant Assessor, Matt McMahon, MMR, Nathan Fiske, GF

**Others Present (Via Zoom):** Ashley Castle, GF, Warren Coleman, MMR, Terry Macaig, Lister, Bill Hinman, Contracted Consultant

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**Call to Order:**

The meeting was called to order at 6:02 p.m. by Chair Mikell.

Introductions were made.

**Hearing:**

The scheduled hearing was re-opened, continued from November 17, 2025. The parcel under appeal was identified by name, address, and parcel ID.

Chair Mikell inquired about any ex parte communication or conflicts of interest. None noted.

Oaths were given to the Board and anyone attending who would be providing evidence for either party.

Ms. Harton provided a slide presentation to the Board including maps, land and building valuation, and the cost approach for reaching the 2016 assessment of \$24,646,960.

Ms. Castle reported on the letter sent in September of 2025 stating the current assessment does not reflect current fair market value, as it is nine years out of date. There are increased vacancy and a reduction in tenants at the Williston plant, with a current lease/occupancy rate of 17% which is expected to drop to 1% in 2026. Global believes \$10,000,000 would be fair value. However, she explained through the good faith work with the town of Williston has resulted in an agreed upon amount of \$17,000,000 for the 25/26 Grand List, to be followed by an accelerated re-evaluation by a third-party appraisal company provided by the State of Vermont's Commercial Appraisal and Litigation Program (CALAP).

Ginny Lyons asked for more information about the CALAP Program and how a company provided by the State could be considered neutral. Bill Hinman and Mychaela Harton both explained it will take a large out of New England company to properly assess this property. The cost of this service is in the range of \$30,000-\$50,000.

Carter Smith asked about the appraisal and what the outcome is if the parties don't like or agree with the number. It was explained the number ascertained by the outside appraisal company will be what is used in the 26/27 Grand List.

An inspection team of three, Andy Mikell, Carter Smith and Sarah Mason, will visit the property on Thursday December 4<sup>th</sup> at 10:30am.

The hearing is recessed to Monday, December 15, 2025, at 6:00 p.m. to hear the findings of the inspection team.

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