

Town of Williston
Board of Civil Authority
August 15, 2016

Members Present: Andy Mikell Deb Beckett
 Joy Limoge Terry Macaig
 Chris Roy Ginger Morton

Others Present: Bill Hinman (Assessor) Charles Coney (Lister)
 Harold Cort (Lister) Tommy Li

Ch. Andy Mikell reconvened the Hearings at 6:00 PM for the Appeals of the decision of the Board of Listers.

1. *Parkview at Ticonderoga (Curtis Lumber) 349 Leroy Road*

Charles Coney, Lister, reported that Mr. Eggelson, representing Parkview at Ticonderoga (Curtis Lumber) has reached an agreement with the Listers and Assessor. The agreed upon value of \$2,412,000 was based on the appraisal by an outside firm that was fair and reasonable to all parties.

A motion was made by Virginia Morton and seconded by Joy Limoge to accept the stipulated assessed value of \$2,412,000 for the property owned by Parkview at Ticonderoga at 349 Leroy Road.

The motion passed with Chris Roy abstaining.

2. *Asten Johnson 192 Industrial Avenue*

Ch. Andy Mikell re-convened the hearing.

Chris Roy recused himself from this hearing due to a conflict of interest.

Bill Hinman introduced the property located at 192 Industrial Avenue. Parcel 07097.004000. He noted this is assessed for \$4,035,770 and is relatively unique in that it was built for its current use only and involves a considerable amount of specialized equipment.

Tommy Li, representing Asten Johnson, explained that this property is relatively unique and does contain 2 silos inside the building for raw materials. He noted that this property is essentially a large machine shop.

He explained that the 90,000 square feet includes mezzanines and silos. The building was constructed in 1974 with additions over the years and the latest being in 2000. The height of the building ranges from 16 feet to 35 feet needed for the silos.

He pointed out that the new assessment is an increase of 14.3% from last year.

He also presented comparables at 291 Hurricane Lane as well as 36 River Road in Essex. The Essex property is closest in size and age and is within 5 miles of the Asten Johnson building. It has an assessment of \$35/sf.

Ginger Morton questioned comparables in Brandon, Rutland, and Clarendon and noted that they really did not seem to be the same as property in Chittenden County.

Bill Hinman explained that those are used primarily because there are so few comparable properties in the area. It was agreed that the values are really not the same. He pointed out that there is zero industrial space available in Williston.

Ginger Morton asked if Velan Valve was a similar building.

Bill Hinman said that it was but it was also pointed out that Velan Valve is a newer building.

Other buildings on Winter Sports Lane were discussed but determined they are purely warehouse buildings as is VT Commercial Warehouse.

Ginger Morton pointed out that the assessment was up 14% from the 2008 reappraisal.

Bill Hinman stated that the average increase for commercial properties in Williston was 15-215.

Ch. Mikell recessed the hearing and appointed an inspection committee of: Joy Limoge, Ginger Morton and Andy Mikell

3. *RPAI Williston Maple Tree LLC* *Maple Tree Place.*

CH. Andy Mikell recused himself for this hearing due to a conflict of interest.

Bill Hinman introduced the property at Maple Tree Place, Parcel 08103.002000 He noted that the current assessment is \$83,550,800 and was originally purchased for \$102,332,457 in 2005.

Deb Beckett read the letter of appeal sent in from Richard Wulsin, representing RPAI,

Bill Hinman explained that the Vermont State law requires the properties be assessed at fair market value.

He also explained that there is substantial demand for land in Maple Tree Place and the property is very desirable. He noted that Allen & Brook Appraising lists Maple Tree Place, Church Street, Burlington and the University Mall as having the highest commercial rents in Chittenden County.

Chris Roy pointed out that Cypress Equities acquired Maple Tree Place sometime over the past few days.

Questions were raised as to the sales price of Maple Tree Place as well as who was actually appealing now that the property has been sold.

Ginger Morton recommended continuing the hearing pending further information from the appellant.

A motion was made by Chris Roy and seconded by Terry Macaig that by August 29 the representative of RPAI inform us if they are still actively appealing and if so who is appealing. They are also to provide sales information in writing or in person.

The motion passed unanimously.

Ginger Morton continued this hearing to August 29 at 6:00 PM

Ch. Mikell recessed the hearing until Monday, August 29, 2016.

Minutes submitted by
Deborah Beckett
Town Clerk