



Town of Grafton
Office of the Board of Assessors
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**MINUTES
BOARD OF ASSESSORS
April 29, 2015**

A meeting of the Grafton Board of Assessors was held in the Grafton Municipal Center, Finance Committee Conference Room on Wednesday, April 29, 2015. Chairman Marsha Platt, Clerk Drew Manlove and Member Ken Grew were present at the meeting.

1. CALL TO ORDER

Chairman, Marsha Platt called the meeting to order at 7:00 PM.

2. ACTION ITEMS

None.

3. DISCUSSION ITEMS

A. Discussion of Special Town Meeting Warrant Articles – Article 5 Tax Agreement SunEdison and Article 6 Tax Agreement Blue Wave: David Libbey of the Finance Committee asked the Board of Assessors to comment on the two articles for the Special Town Meeting to be held on May 11, 2015 at 7:00 PM, Specifically Article 5 Tax Agreement SunEdison and Article 6 Tax Agreement Blue Wave. Drew Manlove, Principal Assessor, explained that the purpose of a tax agreement concerning the solar arrays was to establish a fixed payment for 20 years instead of an annual personal property tax bill. This agreement covers personal property only, not real estate. A separate bill is generated for real estate.

Drew further explained that he researched appropriate values and methodology and it was recommended that the Board of Assessors to adopt a \$12,000 per MWAC value for tax agreement purposes, which they did last November. A cost and income approach to be reported to the Department of Revenue has been developed.

David Libbey asked Drew about the usual depreciation schedule for personal property. Drew explained the Form of List filing by the owner, then the setting of a cost approach to value in one year and the lowering of that value over 20 years. Under this arrangement the tax revenue would decline over a 20 year period. With the proposed tax agreements, the tax revenue would remain constant over the 20 years.

Ken Grew, Member of the Board of Assessors, presented several documents to the Finance Committee. Ken believes that the \$12,000 per MWAC is too low. David Libbey asked if the Board of Assessors had discussed this value, and Ken answered yes. Doug Willardson, Assistant Town Administrator, offered that other agreements were in the \$10,000 to \$15,000 per MWAC range and not the \$50,000 per MWAC that Ken suggested.

David Libbey thanked the Board for their comments and stated that the Finance Committee was not going to adjudicate the dispute between members of the Board of Assessors.

4. CORRESPONDENCE

None.

5. ANY OTHER ITEM WHICH MAY LAWFULLY COME BEFORE THE BOARD

None.

6. MEETING DATES

None.

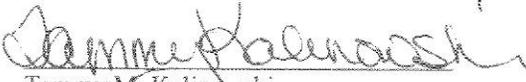
7. EXECUTIVE SESSION

None.

8. ADJOURNMENT

A motion to adjourn and leave the Finance Committee Meeting at 7:40 PM was made by Marsha Platt and seconded by Drew Manlove. The motion passed.

Minutes typed:



Tammy M. Kalinowski

Approved:



Marsha R. Platt