

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, May 12 2020
5:00 pm
Virtually Via Zoom

- A. Call to Order: The meeting was called to order at 5:01 pm by Chairman Vincenzi.
- B. Roll Call: Present: Board Members Chairman William Vincenzi and Justin Boutin.
Alternate Julie Ritter arrived approximately 5:15pm.

Absent: Board Member Robert Milardo and Alternate Charles Epstein.

Also Present: Assessor Shawna Baron

- C. New Business:

1. Hearings and Possible Action on Decisions

RECEIVED FOR RECORD
May 14, 2020 11:21A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Sunrun Inc.

Original Assessment: 271,690

Kate Boucher presented her case for why she believed her client should receive the exemption. Ms. Baron explained that Sunrun and other solar companies are currently in court and legislation is pending; she recommended the Board deny the appeal because of the pending situations. Ms. Boucher asked that the decision letter be sent to her as well.

Chairman Vincenzi made a *motion* to deny the appeal based on the fact that Sunrun and others are still pending litigation and awaiting legislation; Mr. Boutin *seconded*. Chairman Vincenzi and Mr. Boutin in favor; Ms. Ritter abstained. **Motion passed.**

Giulia's LLC

Original Assessment: 34,860

Albion Kallogieri believes the equipment (owned by the landlord) was overassessed claiming it is all old. He also disputed the penalty for not having the declaration notarized. He felt that paying \$1000 in taxes was fair.

Chairman Vincenzi made a *motion* to reduce the assessment to 30,000 (including the penalty); Mr. Boutin *seconded*. All in favor; **motion passed**.

Cherry Hill Construction

Original Assessment: 250,000

Robert Sachs, President of Cherry Hill explained that the equipment wasn't in Cromwell for the taxable period. He will provide information to the Board to support where the equipment was taxed for the 2019 GL.

No action.

Future Fitness Pro

Original Assessment: 125,000

Peter Asadourian was unable to attend and will be offered a slot for the 5/17 meeting.

Riversedge Donuts LLC

Original Assessment: 142,800

Michael Batista explained why he believed the assessment was too high. He said leasehold improvements are not included in the declaration because they should be in the real estate. He also stated that due to required remodeling, nothing in the space is older than 2003. Ms. Baron explained that the leasehold improvements are not in the real estate (they are included in personal property) and requested their tax return to see the detailed asset listing. Mr. Batista to send in the 2018 taxes.

No action.

Ripley Tool LLC

Original Assessment: 2,122,040

Patrick Garrity and Walter Shepard requested they be granted the exemption that the Assessor denied because she said the assets were not itemized as per state statute. Ms. Baron requested the tax return while processing their declaration; it was not provided at that time. She forwarded the Board an email supporting that Mr. Garrity advised that the consolidated assets are lumped together leading to Ms. Baron's decision to deny the exemption. There was a discussion about the tax return; the appellants will be requesting the accountant send their return to Ms. Baron as soon as possible as the Board needed to complete their duties next week.

No action.

GKN Aerospace Service Structures Corp

Original Assessment: 7,160,420

Did not appear.

Cooper Landscaping

Original Assessment: 2,350

Did not appear.

Clark Chiropractic Center LLC

Original Assessment: 6,340

William Clark gave his assessment history and explanation of his equipment. The Board requested that the Assessor come inspect his office. Mr. Clark advised the first available date was May 20 due to only being able to have 1 person in his office at a time and was not willing to replace the Assessor visit with an income producing patient. The Board determined that was too far out and they needed to complete their business next week. They requested the Clerk reach out to Mr. Clark in the morning to see if the Assessor could inspect anytime between May 13 and May 14 in hopes that he could go to his office before or after he opens for business. The Board was concerned that he was not being cooperative and were concerned as to why.

No action.

Global Montello Group Corp M4023000

Original Assessment: 366,990

Did not appear.

Global Montello Group Corp E2840000

Original Assessment: 202,030

Did not appear.

D: Old Business

1. Approve minutes of 5/7/2020 meeting
2. Possible action on decisions

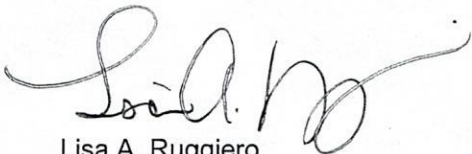
No action.

E: Staff Comments:

None.

F: Adjourn:

Chairman Vincenzi adjourned the meeting at 7:42pm.

A handwritten signature in dark ink, appearing to read 'Lisa A. Ruggiero', with a stylized flourish at the end.

Lisa A. Ruggiero
Board of Assessment Appeals Clerk