

Minutes and Actions of the Manchester Board of Assessment Appeals
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SIGNATURES BY THE BOARD OF ASSESSMENT APPEALS

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Date of Meeting: Tuesday, January 12, 2021

This meeting was conducted via gotomeeting.com at this link:

<https://global.gotomeeting.com/join/400061477>

Members present: David Dumaine, Stephanie Knybel, and Jeffrey Sullivan. Alternates present: David Wichman (arrived at 6:49), Robert Sulick, and Cyril D'Auria (arrived at 7:15)

Member absent: None

Town of Manchester staff member present: John Rainaldi, Director of Assessment & Collection

1. Meeting called to order by David Dumaine at 6:40 PM. David Dumaine greeted all present, and made brief introductory remarks to welcome the BAA members and alternates.
2. Stephanie Knybel to nominate David Dumaine to remain as BAA Chair. Jeffrey Sullivan seconded the motion. Motion passed unanimously.
3. David Dumaine made a motion to appoint Stephanie Knybel as BAA Secretary. Jeffrey Sullivan seconded the motion. Motion passed unanimously.
4. Jeffrey Sullivan made a motion to approve the minutes for all BAA meetings held in calendar year 2020. This included the minutes and actions for the meetings held on: Tuesday, January 14, 2020; Tuesday, March 3, 2020; Thursday, March 5, 2020, Saturday, March 7, 2020; and Saturday, September 12 2020. Stephanie Knybel seconded the motion, motion passed unanimously.
5. John Rainaldi was asked to give an overview of the 2020 Grand List and the anticipated number of appeals. He indicated normally it would be expected to be a light year for appeals as this is the fifth and final year of the five year revaluation schedule from the 2016 revaluation. However as the COVID-19 pandemic has had an enormous impact on people and businesses over the past year, he really is not sure what to anticipate as many people and businesses have suffered financially, and this could result in more appeals

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6. A discussion was held about how the March 2021 hearings will take place. It is anticipated that these hearings will likely take place virtually via an online format, such as Zoom, Gotomeeting or Microsoft Teams. There is still a State of Emergency order in place in Connecticut, and it seems unlikely it will be lifted by March. The BAA and Assessment & Collection staff will plan to conduct the meetings virtually, assuming this will be allowed by State legislation or Executive Order.
7. David Dumaine indicated that due to the COVID-19 pandemic, he would like to request to have the three BAA alternates active as regular BAA members for the hearings in 2021. This will be helpful in the event that any of the BAA members are unavailable if they are diagnosed with the COVID-19 virus or if there are technical problems resulting in any BAA members being unable to log into any virtual meetings. John Rainaldi indicated that this request would have to be approved by the Board of Directors. David Dumaine indicated he would make a request via Email. John Rainaldi will send that request through the Town Manager's Office and request that it be placed on the Board of Director's February 2021 meeting agenda.
8. John Rainaldi gave brief presentation on the upcoming 2021 revaluation. He indicated that overall, residential values appear to be increasing, in many cases significantly. This typically results in a revaluation shift.
9. The Board of Assessment Appeals discussed their meeting schedule for the coming year. Stephanie Knybel made a motion to adopt the following meeting calendar:

Tuesday, March 2, 2021 at 6:30 PM
Thursday, March 4, 2021 at 6:30 PM
Saturday, March 6, 2021 at 8:30 AM
Tuesday, March 9, 2021 at 6:30 PM
Thursday, March 11, 2021 at 6:30 PM
Monday, March 15, 2021 at 6:30 PM
Thursday, March 18, 2021 at 6:30 PM
Saturday, March 20, 2021 at 8:30 AM
Saturday, September 11, 2021 at 8:30 AM

The Saturday, September 11, 2021 hearings will be for motor vehicle appeals only, as required by statute. The 2022 organizational meeting will be held on Tuesday, January 11, 2022 at 6:30 PM.

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10. **Old business:** None.
11. **New Business:**
12. **Adjournment:** Stephanie Knybel made a motion to adjourn the meeting at 7:18 PM. Jeffrey Sullivan seconded the motion. The motion was approved by acclimation.

Respectfully submitted by: Stephanie Knybel, Board of Assessment Appeals Secretary