

**TOWN OF DERBY, VERMONT
BOARD OF CIVIL AUTHORITY
TAX ABATEMENT HEARING
MINUTES
February 10, 2020**

MEMBERS PRESENT: Elizabeth Bumps, Beula Jean Shattuck, Grant Spates, Brian Smith, Shirley Fournier, Frank Davis, Stephen Gendreau, Bob Kelley, Karen Jenne-Chair, and Clerk-Faye Morin

OTHERS PRESENT: Steve Cross & Tom Roberts - Listers, Angela Ross - Attorney for Town & Maryann Tetreault - Delinquent Tax Collector.

CALLED TO ORDER: Karen Jenne called the meeting to order at 5:30 PM.

TAX ABATEMENT: Karen swore in the Board of Civil Authority members, Listers & Maryann, Delinquent Tax Collector.

Frank Davis moved to approve the minutes of the October 7th, 2019 meeting. Seconded by Grant Spates motion passed.

Karen then turned the meeting over to Maryann Tetreault.

0000TTPK084.B01 STANLEY WARNER 2477 RT 5 LOT B01

Property belonging to Stanley Warner who passed away, located in the mobile home park on Route 5 Lot B01.

Steve Cross and Maryann had to go to court for the property on December 11, 2019. The court denied the town the taxes for the property because it was not livable at the time of court, therefore the Town will not be getting tax money for the property. Maryann is asking the Board to abate the taxes in the amount of \$672.48 for the mobile home. The home has been abandon, the daughter use to live there but was kicked out of the park. Brian asked if the home was trashed Maryann stated Steve Cross and the Town Health Officer went to the site and that there was a lot of garbage in the home, stove was gone, electrical outlets had black around them. Steve also mentioned that there was stuff hanging from the ceiling, it was filthy but he thinks there should be some value but way less than what it is in at. Vermont State Housing Authority owns the park and will be the owners of the mobile home. They will have to pay taxes on the 2020 tax year. May & Davies is the Attorney who went to court for the Town. Faye said that the mobile home was supposed to be demolished according to the court records. May & Davies should get paperwork from the court. No further discussion.

Frank Davis moved to abate the taxes in the amount of \$672.48, Shirley Fournier Seconded. All were in favor!

ELMST015A5.T07 KARL LOUKES ELM STREET

Property owned by Karl Loukes, this property has been delinquent for 7 years, Angela Ross stated that no one is interested in it or is willing to put a bid on it at tax sale, the land is an unimproved lot located in the Old Derby Villa mobile home park. Steve Gendreau was wondering how these lots were sold off, they had this same situation many years ago and it was suppose to be taken care of. The property was split off by Roland & Tammy Mooney and sold. These properties were part of what was the Old Dump several years ago. Karl Loukes bought the property for logging off the wood and then just left it without ever paying taxes on it. He has done this with several properties throughout the state. Last year one of the properties next to this one sold at tax sale Angela Ross Attorney for Delinquent Taxes thinks if the taxes were lowered on the property that someone may purchase it at tax sale this year. Grant mentioned that sometimes NVDA works with the State on cleaning up properties like these. Two families currently live on lots next to this one that were also sold from Roland & Tammy Mooney. Karen suggests that they abate the taxes low enough for the property to sell, there is no documentation recorded in our land records stating that the property is unbuildable or that it had been contaminated from the dump.

Grant moved to abate the taxes for the years 2013 – 2017 leaving a balance of \$1,157.23 for the years 2018 & 2019
Brian Seconded. All were in favor – motion carries. No further discussion!

Karen asked if there was any other business – Faye mentioned now that Louise Gosselin has passed and the Board needs to submit names to governor for another Justice of the Peace.

Karen made a motion to adjourn the meeting at 5:55 p.m. Beula Jean Seconded.
Meeting Adjourned.

Faye Morin

BCA Clerk

Unofficial until approved by board