

MINUTES OF THE
ASSESSING STANDARDS BOARD

Approved as Amended

DATE: October 16, 2015

TIME: 9:30 a.m.

LOCATION: Legislative Office Building – Room 304, 107 North Main Street, Concord NH

BOARD MEMBERS:

Senator Regina Birdsell
Representative Peter Schmidt
Len Gerzon, Public Member, Chairman
Robert J. Gagne, NHA AO, Vice-Chairman
Eric Stohl, Municipal Official, Towns <3,000 ~*Absent*
Marti Noel, NHA AO, >3,000
Thomas Thomson, Public Member

Senator Bette Lasky ~ *Absent*
Representative Mark Proulx
Paul Brown, Municipal Official, Towns >3,000
David Cornell, NHDRA
Jim Wheeler, Municipal Official, City
Loren Martin, Assessing Official, <3,000
Betsey Patten, Public Member

MEMBERS of the PUBLIC:

Joe Lessard
Mary Pinkham-Langer, NHDRA
Stephan Hamilton, NHDRA
Cindy Brown, BTLA

Ellen Scarponi, Fairpoint
Maura Weston, Comcast
Jim Commerford, Meredith
Teresa Rosenberger, NHTA

Chairman Gerzon convened the meeting at 9:30 a.m.

Chairman Gerzon started the meeting by mentioning his involvement as a consultant and his wish to not directly participate in the discussion or voting regarding direct matters concerning changes to how telecommunication or utility property might get assessed. He introduced the Board membership and requested the public to identify themselves in order to initiate an open discussion. Ms. Elizabeth McGill was welcomed as new ASB clerk.

Introductions followed.

Ms. Marti Noel requested to address the board with a letter from Ms. Rosann Maurice-Lentz. Mr. Gagne advised he has a printed copy of the remarks that Ms. Lentz wanted the board to hear. Ms. Patten asked that this be emailed to everyone. Mr. Gagne stated there isn't a requirement that a member be a resident of NH and this was investigated prior to Ms. Lentz being nominated by our association. Also, according to Jennifer Kuzma from the Governor's Office, there are other boards in the state where individuals are not residents of the state. He further mentioned there are 4 NHA AO representative on the Board and hopes she will be approved by the executive council. Chairman Gerzon stated he thinks of Ms. Lentz as a colleague and a friend; but wished to make clear for the record that he does not believe ASB has jurisdiction on who gets appointed.

Minutes

Chairman Gerzon asked for ***motion to accept the minutes of the September 11, 2015 meeting.*** Representative Proulx motions to accept, Ms. Noel seconds. Senator Birdsell and Mr. Thomson abstained as they were absent. Chairman Gerzon called the motion to accept the minutes of the September 11, 2015. All others approved. Jim Wheeler abstained. ***Motion passed.***

Sub-Committee Update

Rules and definitions. The sub-Committee met on October 8th and did receive comments that they took under advisement from Ms. Noel. The key issue in order of business was the emergency rulemaking provision. Also they discussed the progress of updating the 300 rules. This is a continuing process. David Cornell explained about the background check in personnel viewing properties. Then followed a clarification discussion on the word “services” vs “purposes” in RSA 21-J:11, I. (a). Mr. Gagne asked if anyone has the actual rule as it doesn’t read clearly to him. Ms. Martin read RSA 21-J:11, I. (a) from her phone. **Mr. Gagne moved for a motion to change the word from “services” to “purposes”.** **Representative Schmidt seconded the motion. The motion carried.** Chairman Gerzon asked Ms. Patten if she still considers herself a member of the 3 or 6 month emergency rule sub-committee. Ms. Patten believes so but she is not positive. Mr. Cornell confirms for Mr. Thomson that there is no rule that states a person needs to advise the property owner that they are still in training to appraise property. Mr. Thomson felt this is a concern. Ms. Martin replied to Mr. Gagne that their personnel do not go out alone until they have the full required time completed. Another concern mentioned was no background check. Mr. Thomson had no problem with moving this concern forward regarding the amount of hours in training before personnel being on their own. Mr. Gagne agreed. Chairman Gerzon advised the same people on the sub-committee are in the room and he is chairing the sub-committee at the moment so “consider it done”. He then asked if there was any further discussion on this particular motion to approve the language of the emergency rulemaking as amended. **Motion carried.** Mr. Gagne to make a **motion to have this item (80 hours accompanied) put on “our” task list.** Chairman Gerzon asked for clarification on sub-committee or full ASB. Mr. Gagne affirmed sub-committee. Chairman Gerzon asked if Representative Schmidt would like to second that - affirmed. Mr. Gagne did not feel individuals should be working unsupervised inspecting properties without the full hours required. Representative Schmidt agreed. All agreed with motion – **motion carried.**

HB 192

Chairman Gerzon read a letter he sent to Senator D’Allesandro per the Senator’s request.

HB 547

Ms. Patten next discussed the requested information regarding their poles and the assessed values of the poles to come up with a range - an average and a median. She advised two documents were received and because of the wide range, committee members felt there was an issue. If more information/documentation received, then they may not have had to perform the “deep dive”. Mr. Lessard commented regarding the towns that information was requested from as well as the particulars and guidelines and was hoping to have enough to bring to the senate and go from there.

Legislative Update

Ms. Patten reported that Representative Abrami has put in a placeholder with the formula passed by the House as the deadline is December 1, 2015. After a brief discussion, it was agreed that issues are still being worked on and that no additional placeholders were necessary at this time.

Rental & Expense

Ms. Noel is chairing this issue. The Rental & Expense sub-committee is put together to attempt to develop a white paper for informational purposes in assessing, appraising or investing the income approach to values for property alone. She advised this is still in early stages and still pulling in information. When they are finished they plan to bring it to the ASB and hopefully have it published as an informational tool.

Future Meetings

Chairman Gerzon discusses the next possible meetings coming in November and December, whether two full board meetings are needed. Chairman Gerzon and Ms. Patten discussed the meetings needed. A meeting was scheduled for November 12th at 9:30 with another possible one November 30th (with the possibility of being cancelled if not needed). November 20th is the annual public forum.

Property Record Cards

Chairman Gerzon brought up the issue of property record cards. Mr. Thomson feels that the majority of people do NOT read their cards nor do they know how to. Mary Pinkham-Langer explained the hope that the 600 rules would help clarify the property record cards. Mr. Gagne advised that the Vision Cama System explains the abbreviations etc. - Ms. Martin agreed their system does too. Chairman Gerzon advised he will make it a point to put it on the agenda in the future. He would like the record to show possibly pulling together the top 4 or 5 data card templates and go from there in the next meeting if possible.

Chairman Gerzon asked for a ***motion to adjourn***. Representative Schmidt & Representative Proulx ***seconded***.

Chairman Gerzon adjourned the meeting.

Respectfully submitted,

Elizabeth McGill
NH Department of Revenue Administration – Municipal and Property Division

Documentation relative to the Assessing Standards Board may be submitted, requested or reviewed by:

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