



TOWN OF LUDLOW
BOARD OF ASSESSORS
488 CHAPIN STREET

LUDLOW, MASSACHUSETTS 01056
TEL: (413) 583-5608 FAX: (413) 583-5603
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TOWN OF LUDLOW

BOARD OF ASSESSORS MINUTES FOR WEDNESDAY, JULY 17, 2019

Minutes of the Board of Assessors Meeting held July 17, 2019 at 4:30 p.m. in the Selectmen's Conference Room, 3rd Floor @ Ludlow Town Hall

Members of Board of Assessors: Antonio Rosa – Chairman (Present)
Kelly Rua – Clerk (Present)
Michael O'Rourke - Member (Present)

Also, in Attendance: Jose Alves - Assistant Assessor (Present)
Maria Fernandes - Associate Assessor (Present)

Meeting began at 4:31 p.m. called to order by Mr. Rosa in the Selectmen's Conference Room.

Executive Session: Motion made by Mr. O'Rourke to enter Executive Session @ 4:31 p.m. to review and discuss CPV Red Rock Solar Project Request for a PILOT Agreement for a new solar farm on Lyon Street. Board to also review and vote to approve or deny a Personal Property Abatement Application for Center Street Solar, LLC. To comply with Mass Law Chapter 59, Section 60 and will return to regular session when Executive Session has ended. Motion seconded by Mrs. Rua. Motion passed 3-0.

Roll Call:

Michael O'Rourke – yes
Antonio Rosa – yes
Kelly Rua - yes

Motion made by Mr. O'Rourke to come out of Executive Session and return to regular session @ 4:40 p.m. Motion seconded by Mrs. Rua. Motion passed 3-0.

Roll Call:

Michael O'Rourke - yes
Antonio Rosa – yes
Kelly Rua - yes

76. Board noted the Deaths for the month of June 2019

77. Motion made by Mr. O'Rourke to approve and sign departmental payments for the month of July 2019. Motion seconded by Mrs. Rua. Motion passed 3-0.

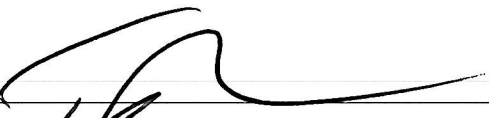
78. Motion made by Mr. O'Rourke to sign 2019 Motor Vehicle and Trailer Excise Tax Abatement Record for the month of June 2019 in the amount of \$7,838.26. Motion seconded by Mrs. Rua. Motion passed 3-0.
79. Motion made by Mr. O'Rourke to approve and sign 2018 and 2019 Motor Vehicle and Trailer Excise Tax Abatement Applications, Certificates and Denial Notices. Motion seconded by Mrs. Rua. Motion passed 3-0.
80. Motion made by Mr. O'Rourke to approve and sign the Board of Assessor's Minutes and Executives Session Minutes from their meeting held on June 19, 2019. Motion seconded by Mrs. Rua. Motion passed 3-0.
81. Motion made by Mr. O'Rourke to approve and sign the Tighe & Bond GIS Web Hosting Contract for Fiscal Year 2020 with 2 GIS data updates over the course of 12 months. Motion seconded by Mrs. Rua. Motion passed 3-0.
82. Motion made by Mr. O'Rourke to table signing 3 copies of the proposal from Paul S. Kapinos and Associates for Fiscal Year 2020 – 2022 Revaluation Program for Real Estate and Personal Property that they had previously voted on and accepted, so Mr. Alves can renegotiate with Mr. Kapinos the Revaluation Program due to a property classification error for Center Street Solar, LLC that Paul S. Kapinos & Associates recommended. Motion seconded by Mrs. Rua. Motion passed 3-0.
83. Motion made by Mr. O'Rourke to approve and sign 2 copies of the Commitment List for 2019 Motor Vehicle and Trailer Excise Taxes for Commitment 4 in the amount of \$128,544.08. Motion seconded by Mrs. Rua. Motion passed 3-0.
84. Motion made by Mr. O'Rourke to approve and sign Assessor's Warrant to Tax Collector, Fred Pereira for 2019 Motor Vehicle and Trailer Excise Taxes for Commitment 4 in the amount of \$128,544.08. Motion seconded by Mrs. Rua. Motion passed 3-0.

Motion made by Mr. O'Rourke to adjourn @ 4:50 p.m. Motion seconded by Mrs. Rua. Motion passed 3-0.

Discussion:

- **Next Meeting – August 28, 2019 @ 4:30 p.m.**

Respectfully submitted,



Antonia Rosa, Chairman

Kelly Rua, Clerk



Michael O'Rourke, Member

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BOARD OF ASSESSOR'S EXECUTIVE SESSION MINUTES FOR WEDNESDAY, JULY 17, 2019

Minutes of the Board of Assessor's Meeting held July 17, 2019 in the Board of Assessor's Office, 3rd Floor of the Town Hall @ 4:30 p.m.

Board Members Present were:

Antonio Rosa
Michael O'Rourke
Kelly Rua

Also, Present were:

Jose Alves
Maria Fernandes

Executive Session: Motion made by Mr. O'Rourke to enter Executive Session @ 4:31 p.m. to review and discuss CPV Red Rock Solar Project Request for a PILOT Agreement for a new solar farm on Lyon Street. Board to also review and vote to approve or deny a Personal Property Tax Abatement Application for Center Street Solar 1, LLC. To comply with Mass Law Chapter 59, Section 60 and will return to regular session when Executive Session has ended. Motion seconded by Mrs. Rua. Motion passed 3-0.

Roll Call:

Michael O'Rourke – yes
Antonio Rosa – yes
Kelly Rua - yes

- **Board to review and discuss CPV Red Rock Solar, LLC project request for a PILOT Agreement for a new solar farm on Lyon Street.**

Mr. Alves explained to the Board of Assessors that he had met with Robert Mastria from CPV Red Rock Solar, LLC and negotiated the solar array value according to the Department of Revenues directives and Mr. Alves presented the Board of Assessors with CPV Red Rock Solar, LLC project request for a Payment in Lieu of Tax Agreement. After the Board heard the terms of the preliminary agreement, Mr. O'Rourke made a motion to accept CPV Red Rock Solar, LLC preliminary values for payment in lieu of taxes. Motion Seconded by Mrs. Rua. Motion passed 3-0.

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- **Board to review and vote to approve or deny a Personal Property Abatement Application for Center Street Solar 1, LLC.**

Mr. Alves explained to the Board of Assessors their options for this abatement, he told them that the town billed this as a revised and remitted tax under Personal Property at the recommendation of Mr. Kapinos from Paul S. Kapinos & Associates, Inc. The Board felt that they did not want the expense of going to the ATB to settle this abatement since the PILOT agreement the Board had agreed upon and PILOT language stating that the town would not bill Personal Property taxes. The Board mentioned to negotiation with Mr. Kapinos and ask him to absorb half of the tax amount the town lost in the issuance of this abatement under Personal Property. Motion made by Mr. O'Rourke to approve and sign the abatement for Center Street Solar 1, LLC. Motion seconded by Mrs. Rua. Motion passed 3-0. Motion made by Mr. O'Rourke to have Mr. Alves call Mr. Kapinos to start a negotiation with Paul S. Kapinos & Associates to see if they will absorb half the cost of this tax because of their above stated recommendation. Motion seconded by Mrs. Rua. Motion passed 3-0.

Motion made by Mr. O'Rourke to come out of Executive Session and return to regular session @ 4:40 p.m. Motion seconded by Mrs. Rua. Motion passed 3-0.

Roll Call:

Michael O'Rourke - yes
Antonio Rosa - yes
Kelly Rua - yes

Respectfully submitted,

Kelly Rua
Date:

Board Members

The image shows two handwritten signatures. The first signature is on the left, under the label 'Board Members'. The second signature is on the right, under the label 'Kelly Rua'. Below the second signature is a date line, but it is blank. There is also a handwritten signature 'KA' below the date line.