

March 18, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 18, 2021

MINUTES

The Thursday, March 18, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

In attendance were via audio and video were Thomas Vitali – Board Chairman, Robert Avery – Board Member, Carl Bonamico – Board Member, Shelby Jackson – Town Assessor, Kevin Coons – Chief Appraiser, and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:01 PM. The Pledge of Allegiance to the flag was recited.

Submitted minutes were read by the Board.

Mr. Bonamico made a motion to approve prior minutes. Seconded by Mr. Avery and passed unanimously.

There was no consent agenda.

Appointments were scheduled in time blocks for the virtual meeting for each appellant, and each appellant was sworn in before giving testimony. The entire Board heard each individual appeal. A decision was made by the Board and said decision will be sent in writing from the Assessors Office to each appellant within approximately one week.

The determination of appeals is based on the doings of the Wallingford Assessor on the Grand List dated October 1, 2020.

APPEAL 2020-044

John Gavin	Brian Mulready	DBA Yalesville Properties	120 Church St
Commercial			Current Market Value \$ 1,401,200

Chairman Vitali asked Mr. Mulready if he had authorization from Mr. Gavin to represent him. Chairman Vitali stated not one appeal has that paperwork.

Appellant stated he can e-mail the Assessors office with the authorization.

Chairman Vitali stated the appellant has to get that done due to the amount of appeals and the amount of information the appellant sent the Board that afternoon. Chairman Vitali stated the Board will hear the appellants appeals and the Board will vote on it at a later date so the Board has time to go through all the new paperwork the appellant submitted.

Chairman Vitali stated when the appellant gets consent, the Board will start hearing his appeals.

While appellant was going to get the authorization forms, the Board viewed the information the appellant sent to them this afternoon.

Chairman Vitali told the appellant that the appeals applications state Yalesville Properties on every application. The applications are not correct, as seven out of twelve appeals do not match with the Towns field cards.

Mr. Bonamico made a motion to table appeal so that appellant can get relevant paperwork. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-088

David Johnson Joseph C. Sancone CO DBA Ferti Management Group 155 East St
Industrial Current Market Value \$ 3,936,200

Chairman Vitali stated that Mr. Jackson and the appellant had reached a consensus on the market value for the property.

Mr. Jackson stated that this is correct, and by accepting this, no further appeal will be taken.

Appellant agreed with Mr. Jackson.

Mr. Bonamico made a motion to reduce the market value to \$ 3,700,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-090

David Johnson Joseph C. Sancone CO DBA 10 Fairfield Realty 10 Fairfield BLVD
Commercial Current Market Value \$ 2,255,100

Chairman Vitali stated the Board has authorization for Mr. Johnson to speak on behalf of appellant.

Chairman Vitali stated that Mr. Jackson and the appellant had come to an agreement on a new market value.

Mr. Jackson stated that was correct.

Chairman Vitali stated that it is the same as before, no further action or appeals.

Both appellant and Mr. Jackson agreed.

Mr. Bonamico made a motion to reduce the market value to \$ 2,100,000. Seconded by Mr. Avery and passed unanimously.

A lengthy discussion was had about Mr. Mulreadys appeals and what can be done to properly hear all the appeals. The Board decided they would hear Mr. Mulreadys appeals tonight, and would vote on them at another meeting. That gave appellant time to get the paperwork he needed and time for the Board to read over the lengthy new submissions.

APPEAL 2020-111

Mark Greenberg Brian Mulready DBA 4 Tower Drive Infinity LLC 4 Tower Dr
Commercial Current Market Value \$ 1,076,300

Mr. Greenberg gave permission for Mr. Mulready to speak on this appeal.

Chairman Vitali stated the market value was reduced at an informal hearing.

Mr. Mulready stated it was reduced.

Chairman Vitali asked if an appraisal was done.

Mr. Mulready stated they did a market analysis. He continued that the property has been vacant for six years and has no visibility.

Mr. Greenberg stated that two days ago, he had signed a lease for the property and had come to the meeting to withdraw his appeal due to this residency.

Mr. Bonamico made a motion to remove the appeal and make No Change. Seconded by Mr. Avery and passed unanimously.

The Board had a discussion with Mr. Mulready. Appellant stated he would be providing agent letters for the remaining appeals.

Chairman Vitali stated the Board will hear Mr. Mulreadys appeals, but will not vote tonight on them.

APPEAL 2020-108

Joe Voil Brian Mulready DBA Worldwide Properties LLC 7 North Turnpike Rd
Commercial Current Market Value \$ 557,700

Chairman Vitali stated the appellant has a market value of \$ 460,000 while the Town has a market value of \$ 557,700. Chairman Vitali stated the appellant purchased the property in 2017 for \$ 527,000 and during an informal hearing, the market value was reduced by approximately \$ 31,700.

Appellant stated he did submit comparable sales during the informal hearing. Appellant stated the rent has not been fully paid and the tenants have been severely affected by the pandemic.

Chairman Vitali stated the Board heard the appellants additional information. Chairman Vitali stated the Board needs authorization from Mr. Mulready to speak for his client. The Board will vote on this at a later time.

Mr. Bonamico made a motion to table for further review and vote at a later date. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-109

9 Carlton Street LLC Brian Mulready DBA Ulbrich Stainless & Special Metals Inc 7 Carlton St
Industrial Current Market Value \$ 1,086,800

Chairman Vitali stated the Board will hear the appeal. The Board needs authorization. The Board will review and vote on this at another time.

Chairman Vitali stated that the appellant puts a market value of \$ 725,000. Chairman Vitali confirmed the appellant had an informal hearing.

Appellant stated the building has no offices, no plumbing, and no air conditioning. Appellant stated they are not going to find any comparable assessments. Appellant talked about other industrial buildings and discussed the square footage of the two buildings on the property.

Mr. Bonamico made a motion to table for further review and vote at a later date. Seconded by Mr. Avery and passed unanimously.

Appellant stated GEM properties was willing to withdraw several properties. Appellant stated there are a total of six properties, and they would like to withdraw three.

APPEAL 2020-078

GEM Property Group LLC Brian Mulready DBA Corner Place 720 North Main St EXT
Commercial Current Market Value \$ 1,191,600

Appellant stated they would like to withdraw the application.

Chairman Vitali stated the appellant needs a blanket authorization for these appeals. The Board will listen, review, and vote at a later date. Chairman Vitali stated there were errors with ownership on the appeal. The appellant needs to fix this.

Appellant stated the building was 100% vacant. Appellant stated the property was valued as if it had tenants. Appellant continued that the building was vacant for several months and is now being used by the current owner for personal usage.

Chairman Vitali asked appellant if this was discussed at the informal hearing.

Appellant stated yes, they discussed all these properties. There were tenants, but at the time of the Town wide reevaluation, the property was vacant receiving zero income.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-042

Yalesville Properties LLC Brian Mulready Jon Gavin DBA 38 Warehouse Point Rd LLC 173 Church St

Commercial

Current Market Value \$ 623,400

Chairman Vitali stated the appellant needed to file another appeal as the information is wrong. The appeal reads Yalesville Property and this property is owned by 38 Warehouse Point Rd LLC. The appeal has to match with property ownership.

Chairman Vitali stated the Town has a market value of \$ 623,000 and is a reduced market value. It was reduced at an informal hearing. The appellant places a market value of \$ 500,000.

Appellant stated the property has limited heat, no offices, and no air conditioning, making it difficult to find a comparable property.

Chairman Vitali asked if it was rented. Appellant stated no, it is now owner occupied and is being fully utilized.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-043

Yalesville Properties LLC

Brian Mulready Jon Gavin

125 Church St

Commercial

Current Market Value \$ 193,300

Chairman Vitali stated the market value was reduced by \$12,700 at an informal hearing. The appellant places a market value of \$ 92,300.

Appellant stated the property is used for storage and is .26 acres. Appellant said the best use of the land is for storage or seasonal use. Appellant stated improvement would add zero value to property based on owners needs.

Appellant stated they might be looking into demolishing the building, and said the building adds very little value to the overall parcel.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-053

Yalesville Properties LLC Brian Mulready DBA 350 North Cherry Street Ext 350 North Cherry St EXT

Industrial

Current Market Value \$ 690,800

Chairman Vitali stated the property owner is wrong on the appeal and appellant needs to fill out a new appeal form.

The appellant places a market value of \$ 665,000, which was reduced at an informal hearing.

Appellant stated the lease will be expiring soon and does not know if they will be renewing the lease.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-050

Yalesville Properties LLC Brian Mulready Jon Gavin

43 Warehouse Point Rd

Industrial

Current Market Value \$ 1,052,400

Appellant stated the building currently has three tenants. One tenant was in default in the lease for over a year and the landlord is making payment plans. They do not know if the tenants will stay.

Chairman Vitali stated the Town reduced the market value at an informal hearing.

A discussion was has about the rent of all the tenants.

Mr. Bonamico made a motion to table and vote on at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-051

Yalesville Properties LLC Brian Mulready Jon Gavin 41 Warehouse Point Rd
Industrial Current Market Value \$ 739,100

Appellant stated the building is occupied by a single tenant on a month by month lease.

A discussion was had about comparable properties on North Plains Industrial Rd.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-056

Yalesville Properties LLC Brian Mulready Jon Gavin 39 North Plains Industrial Rd
Industrial Current Market Value \$ 820,900

Chairman Vitali stated this appeal needed to be changed to reflect the proper ownership.

Chairman Vitali stated the appellant places a market value of 740,000. This property has been reduced by approximately \$ 40,000 at an informal hearing.

Appellant stated the tenant is behind on the rent and most of the other tenants are looking for deferrals.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-049

Yalesville Properties LLC Brian Mulready Jon Gavin 47 North Plains Industrial Rd
Industrial Current Market Value \$ 789,500

Chairman Vitali stated the property owner on the field card is Wallingford Group LLC. The Appeal needs to be changed to reflect the current owner. Chairman Vitali stated the Town has a market value of

\$ 789,500, which was reduced at an informal hearing. The appellant places a market value of \$ 700,000 on the property.

Appellant stated there are rent deferments on the property and other tenants are behind on rent.

A discussion was has on the tenants and how much they pay per square foot for rent.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-052

Yalesville Properties LLC Brian Mulready Jon Gavin

5 Capital Dr

Industrial

Current Market Value \$ 393,800

Appellant stated the building is 100 % vacant and the previous Income and Expense report was reflected 100% occupied. Appellant stated there is an issue with filling vacancies and the landlord is paying all the taxes.

Chairman Vitali stated the Town places a market value of \$ 393,800 on the property, which was reduced at an informal hearing. The appellant places a market value of \$ 170,000.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-057

Yalesville Properties LLC Brian Mulready Jon Gavin

21 North Plains Industrial Rd

Industrial

Current Market Value \$ 874,000

Chairman Vitali stated the appeal needs to be changed to reflect Wallingford Group LLC, the owner listed on the field card.

Appellant stated there are three tenants there that are in the service industry, which has been hit hard by the pandemic. A reduction in rent had to be given.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-054

Yalesville Properties LLC Brian Mulready Jon Gavin

117 Church St Yalesville

Industrial

Current Market Value \$ 196,000

Chairman Vitali stated the appeal needs to be changed to reflect the current owner as seen on the field card.

Appellant stated this was an I40 zone on a non-conforming lot, with only 21,780 square feet. Appellant stated they could not build on this unless it was with an adjoining lot.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-055

Yalesville Properties LLC Brian Mulready Jon Gavin

430 North Cherry St EXT

Industrial

Current Market Value \$ 94,900

Chairman Vitali stated the appeal needs to be filled out correctly as the owner is North Cherry Street EXT LLC.

Chairman Vitali confirmed with the appellant that this is a vacant piece of land.

Mr. Coons stated a permit was pulled to demolish a building on this property in March 2020. Chairman Vitali confirmed with Mr. Coons and the appellant that this was one parcel and has no building.

Mr. Bonamico made a motion to table and vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali stated the Board needs the authorization and changes in the appeals to the actual owners so the Board can continue their discussions and make a ruling.

The appellant stated he would make sure all that information would be available as soon as possible.

APPEAL 2020-004

Dennis LaForge

DBA Cherry Street Station

41 North Cherry St EXT

Commercial

Current Market Value \$ 195,800

Appellant stated his biggest issue was that he is a bar and music venue owner and he had been out of business for the past year due to the pandemic. Appellant stated he has generated zero income.

Mr. Coons stated he reviewed the appeal and the appellant was not given a 10% penalty for not filing an Income and Expense report. Mr. Coons stated that he talked to the appellant today, and said the appellant is questioning the value of his property based on being shut down for one year.

Appellant stated he had been forcibly shut down for one year and is waiting on guidance from the State.

Mr. Coons stated the appellant had a small increase and the property is in poor condition.

Chairman Vitali stated the assessed value went from \$ 130,000 to \$ 137,000.

Appellant stated that it may not sound like much, but every little bit helps.

Chairman Vitali stated the appellant was not assessed with the 10 % penalty.

Mr. Bonamico stated he thought it was very significant that the 10% penalty was not factored in.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

At 8:15 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals