

Town of Union
Connecticut
Board of Assessment Appeals
1043 Buckley Highway, 06076
(860) 684-3812

Minutes of March 18, 2017 Hearing
Board of Assessment Appeals

Present: Herb Kingsbury, Charles Sweetland; Absent: John Cunningham.
The Board met on Saturday, March 18, 2017 at 10:00 a.m. at the Town Hall.

Approval of Minutes:

The minutes of the September 7, 2016 meeting were tabled until the end of the hearing.

Hearing: Donald Childree, 1067 Buckley Hwy. 10:05 a.m.

Mr. Childree was duly sworn and then stated that property he owns at 1067 Buckley Hwy. has a crumbling foundation. He provided an assessment from Mr. William F. Neal, consulting engineer with Residential Engineering Services, LLC of Vernon, Ct. Mr. Childree stated that he felt that the CRCOG depreciation schedule of Level D (Moderate to severe degradation-significant repairs required-90%) was closer to the condition of his foundation. He was receiving the CRCOG depreciation level A (documented to be “defective”- no sign of problems-20%). He provided pictures that clearly showed the “common” lateral cracks and gaps found in the crumbling foundation plus evidence that some lifting or dropping of first floor supports was causing the floor to become uneven. In review, HK applauded the fact that an engineering inspection was made and stated that depreciation Level C (minor to moderate degradation – repair suggested/recommended, 75%) was closer to the level exhibited by 1067 Buckley Hwy. Motion made by HK to correct depreciation schedule to Level C for this property. CS agreed. Unanimous.

Hearing: Louis Vitali, Manager of Navigator Properties, LLC., Kennebunkport, Me., and Tyler Millix, Executive Director of Tolland County Mutual Aid Fire Service, Inc., Tolland, Ct. 10:25 a.m.

Mr. Vitali and Mr. Millix were duly sworn. Mr. Vitali stated that the tower at 1050 Buckley Hwy. was purchased by Navigator Properties, LLC from New England Site

Management. It had five cell providers at one time (Verizon, AT&T, Sprint, T-Mobile and Metro PCS). It also is used by Tolland County Mutual Aid as a communications tower at no charge. In purchasing the tower, they did not notice that Metro PCS was cancelling its contract with Navigator Properties on Nov. 4, 2014 because it had merged with T-Mobile. The assessment was originally based on 5 carriers, but now there were only 4. Mr Vitali is looking for a correction reduction of \$118,503 from the assessment of \$846,450 for 2016. Cell tenant income is based on typical market rent of \$1650/mo or \$19,800 per year -5% VAC -10% EXP/.10 CAP. Rate = \$169,290 appraisal per tenant (or \$118,503 assessed). CS motioned to reduce the cell tower assessment of Navigator Properties by \$118,503 to reflect the loss of Metro PCS for 2016. HK second. Unanimous.

In the matter of the utility outbuilding assessed at \$47,040, Mr. Millix stated that the standard telecom building was given to Tolland County Mutual Aid Fire Services, Inc. to use as storage for their radios and emergency communications equipment by Mr Wayne Kemp, but Mr. Kemp didn't follow through with the necessary paperwork. The assessment for the outbuilding was therefore charged to Navigator Properties. Mr. Vitali produced a Donation/Bill of Sale and Receipt dated March 10, 2017 to show the exchange paperwork had been corrected. The assessment for the building should reflect the ownership change to TCMA which is a 501c3 non-profit corporation and not be charged to Navigator Properties. CS motioned to reduce the assessment to Navigator Properties by \$47,040. HK second. Unanimous.

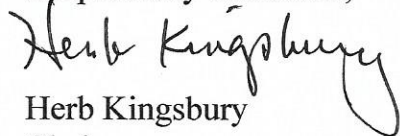
The minutes of the September 7, 2016 meeting were read. CS motioned to accept. HK second. Accepted.

New Business:

There was no new business.

Meeting adjourned at 11:30 a.m.

Respectfully submitted,



Herb Kingsbury
Chairman

↙ cc: Board of Selectmen