

**TOWN COUNCIL MINUTES  
BUDGET/MANAGEMENT COMMITTEE  
Town Hall Council Chambers  
December 2, 2019, Monday**

Present: Michael Molisse, Chairman  
Christopher Heffernan, Councilor  
Maureen Kiely, Councilor  
Michael Smart, Councilor

Absent: Jane Hackett, Vice Chairman

Also Present: Joseph Callanan, Town Solicitor  
Richard Swanson, Town Auditor  
James Malary, Chief Financial Officer  
Patricia O’Kane, Principal Assessor  
Kevin Spellman, Vice Chair, Board of Assessors

Chair Molisse called the meeting to order at 6:35 PM.

**19 110-Deeds in Lieu of Foreclosure**

James Malary presented the measure: in accordance with Chapter 60, §77c of the General Laws of the Commonwealth of Massachusetts and the MA Department of Revenue I.R.G. No. 02-206, to accept a deed in lieu of tax foreclosure for the following properties currently in Tax Title:

<u>Owner’s Name</u>	<u>Map-Block-Lot</u>	<u>Assessed Value</u>	<u>Taxes Due</u>
South Shore Holdings Ltd.	42-497-035	\$222,300.00	\$62,165.45
South Shore Holdings Ltd.	42-497-047	\$35,900.00	\$11,622.45

Further, that the Council approves of the town deeding Parcel No. 42-497-047, 0 Jordan Drive, for conservation purposes for the preservation and protection of a public water drinking supply and Parcel No. 94-497-035, 0 Jordan Drive for general town purposes, as it is an unbuildable lot.

Chair Molisse noted that the property was taken for conservation purposes. Mr. Malary explained that the property was obtained from debtors by South Shore Holdings. Councilor Smart stated that it was unfortunate that the developer knew, and didn’t pay the taxes on it for so long; especially someone who owns a lot of property in town. Mr. Malary responded that the taxes will be paid.

A motion was made by Councilor Smart to forward measure 19 110 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Kiely. UNANIMOUSLY VOTED.

**19 113-FY20 Tax Classification**

Trisha O’Kane, Principal Assessor, presented the measure with the Kevin Spellman, Vice Chair of the Board of Assessors. The chairman was unable to be present. Mr. Spellman reported the board recommends a shift of 1.45, after running a series of tests in several categories of shifts. This shift is the same as last year--1.45 is a reasonable one. Values have been increasing and increased over last year, but at a slower pace. Commercial property values are still rising.

Chair Molisse noted that it’s amazing the difference in valuations. The tax rate per 1000 will go down, but it doesn’t change the amount collected.

Councilor Smart asked if they see the residential leveling off? Ms. O’Kane responded yes, but at slower pace so they should still see an increase over the next year.

Chair Molisse asked if it was a revaluation year? She responded, no the last time was 2018 and it’s now done every 5 years.

Councilor Smart asked where Weymouth stands in relation to other communities if 1.45 is adopted. Tax bills are lower. Mr. Spellman responded that as values increase, the tax rate goes down. There is also a lot of new tax growth. It’s still a strong market.

Councilor Kiely asked if there are more properties like South Shore Hospital that have PILOT programs; will they see more of an increase as additional building comes on board? Ms. O’Kane responded that the SS Hospital PILOT is a really old one, and there’s also one with Calpine that has a few more years remaining.

Councilor Smart noted that he worked on the SS Hospital PILOT program several years ago, but unfortunately both parties have to be willing to come to the table and negotiate, and the hospital is just not. Neither is the hospital willing to go into the Boston PILOT. Councilor Smart asked where the abatements stand. Ms. O’Kane responded that they have decreased the last few years. Councilor Smart asked they expand on these discussion points later in the public hearing.

A motion was made by Councilor Smart to forward measure 19 113 to the full Town Council with a recommendation for favorable action, pending a favorable public hearing and was seconded by Councilor Heffernan. UNANIMOUSLY VOTED.

**ADJOURNMENT**

At 6:55 PM, there being no further business, a motion was made by Councilor Smart to adjourn and was seconded by Councilor Kiely. UNANIMOUSLY VOTED.

Attachment:

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Molisse as Budget/Management Committee Chairman  
Voted unanimously on 21 January 2020