



Board of Assessors Meeting for February 3, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday February 3, 2022 at 9:00AM
At the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/87957177925?pwd=T1ZyTldZc09oelJlVHBBektPQWdudz09>

Meeting ID: **879 5717 7925** Passcode: **234418**
Join Zoom Meeting by telephone: **1-929-205-6099**

This meeting will also be broadcast on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call **603-589-3026** and they will help you connect.

- **Third Meeting of 2022.**
- **Motion:**
 - **To approve minutes of the public and non-public sessions of The Board of Assessors Meeting of Thursday, January 20, 2022**
- **Communications: None**
- **New Business Items:**
 - **Rick Vincent – In-House Correction**
- **Unfinished Business:**
 - **None**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
- **Signature Items**

City of Nashua

Assessing Department



Board of Assessors

Meeting

February 3, 2022



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

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Meeting ID: 879 5717 7925 Passcode: 234418
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- Motion:
 - ✦ To approve minutes of the public and non-public sessions of The Board of Assessors Meeting of Thursday, January 20, 2022
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 - ✦ None
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- Comments by Members of the Board
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**Public Minutes of the Board of Assessors
Meeting of January 20, 2022**

A meeting of the Board of Assessors was held on Thursday, January 20, 2022 in the 3rd-Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Daniel Hansberry

Members Present:

Daniel Hansberry Robert Earley Paul Bergeron

Assessing Staff Present:

Richard Vincent Jessica Marchant Lindsay Monaghan Doug Dame

Greg Turgiss

Other City of Nashua Staff Present:

Diane Veino Attorney Steve Bolton Director of Administrative Services Kimberly Kleiner

Director of Economic Development Tim Cummings

Chairman Daniel Hansberry

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, January 20, 2022. Let the record show that present from the Board are Robert Earley, Paul Bergeron, and myself, Daniel Hansberry.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on Thursday, January 6, 2022 accept them and place them on file.

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

MOTION BY Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, January 6, 2022, accept them and place them on file.

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

COMMUNICATIONS: Director of Economic Development Tim Cummings gave a presentation on the Nashua Performing Arts Center (NPAC). He gave an overview of funding for the project; sources include a city bond, a federal New Market Tax Credit, and a donation from Nashua Community Arts. He noted that the New Market Tax Credit funds were issued to 201 Main Street Financing Corp, a 162-G entity created by the city for this purpose. In turn, NPAC Corp, a for-profit subsidiary of 201 Main Street Financing Corp, owns the Nashua Performing Arts Center location at 201 Main Street, with the City of Nashua as a master tenant. Director Cummings also noted that the New Market Tax Credit of \$2,446,150 (which amounts to 10% of the total project cost) is structured to be forgivable after 7 years, with the debt then converted into equity. Chairman Hansberry inquired as to whether the funds raised by Nashua Community Arts (\$1,553,850) were used for construction costs, which they were. Mr. Bergeron asked why NPAC Corp needed to be created, and Director Cummings explained that the City of Nashua could not be the direct beneficiary of the New Market Tax Credit; hence the need to create a private entity to receive those funds.

NEW BUSINESS:

- Jessica Marchant with an in-house corrections

MOTION BY Robert Earley to approve the in-house correction in the amount of \$113.78 for the property located at 27 Countryside Drive (account 21396).

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

UNFINISHED BUSINESS: None

PUBLIC COMMENT: None

COMMENTS BY BOARD MEMBERS: None

Chairman Daniel Hansberry

Is there a motion to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting? This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II(c). Second, under 91-A: 3, II (L), for the “consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

MOTION BY Robert Earley to enter non-public session

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Hansberry- Yes

Mr. Bergeron- Yes

(The Board entered non-public session at 9:37 AM)

(The Board resumed public session at 10:00 AM)

Chairman Dan Hansberry

Is there a motion to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective?

MOTION BY Robert Earley to seal the non-public minutes.

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Bergeron- Yes

Mr. Hansberry-Yes

MOTION BY Robert Earley to adjourn.

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote.

The board adjourned at 10:01 AM.

DRAFT

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEARS 2021

IN-HOUSE RECOMMENDATION

BOA Date: 2/3/2022 Decision, A/D: _____ Reason Code/Desc.: _____

Assessor Assigned: Richard Vincent Date: February 3, 2022

Account No.: # 47474 Map/Lot: E 1467 Comm/Res: C Appl. No.: _____

Owner/Taxpayer: City of Nashua

Mailing Address: 229 Main St. Nashua, NH. 03060

Property For Which Abatement Is Sought:

Location Address: L Charron Ave

2019 - 2021 Assessment: \$192,700 Total Proposed Assessment: \$192,700

List Reasons For Recommendation:

The subject parcel is City-owned land near the airport that was leased by NE Mutual Life Insurance Company. The lessee has not leased the property since 2018. However, the Tax Collectors office and the Assessing Department was unaware of the termination of the lease and the property records were never updated. Tax bills for 2019, 2020, and 2021 were issued before it was discovered that the lessee vacated the property. The principal taxes due are as follows; 2019 - \$4,193.15; 2020 - \$4,356.95; 2021 - \$4,474.49. Total principal equals \$13,024.59. Abatement of the outstanding principal is recommended.

If there were changes to the assessment, a copy of the property tax card before and after the changes should be attached to this application.

Parcel Find

PARCEL: 00047474
 LOCATION: ** MULTIPLE ** EFF DATE: 01/14/2022
 NAME: NASHUA, CITY OF

YEAR	GAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2012	RE-R	47474	Y	0 L CHARRON AVE	0.00	0.00	0.00
2013	RE-R	47474	Y	0 L CHARRON AVE	0.00	0.00	0.00
2014	RE-R	47474	Y	0 L CHARRON AVE	0.00	0.00	0.00
2015	RE-R	47474	Y	0 L CHARRON AVE	0.00	0.00	0.00
2016	RE-R	24544	Y	0 L CHARRON AVE	0.00	0.00	0.00
2017	RE-R	24531	Y	0 L CHARRON AVE	0.00	0.00	0.00
2018	RE-R	24505	Y	0 L CHARRON AVE	0.00	0.00	0.00
2019	RE-R	24488	Y	0 L CHARRON AVE	4,193.15	4,193.15	4,890.71
2020	RE-R	24475	Y	0 L CHARRON AVE	4,356.95	4,356.95	4,807.92
2021	RE-R	24455	Y	L CHARRON AVE	4,474.49	4,474.49	4,576.10

TOTAL DUE NOW						14,274.73
TOTAL UNPAID						13,024.59

** END OF REPORT - Generated by Patricia Barry **