

The Board of Assessors
Village of Arden
Meeting February 26, 2020 BWVC

Meeting was called to order at 7:39 pm by Mark Wood

Present: Mark Wood, Pam Politis, Tom Wheeler, John Scheflen, Debbie Ricard, Brooke Bovard, and Elizabeth Varley

Guests: Barbara Macklem, Craft Shop Museum representative

1. December Meeting minutes approved.
2. Craft Shop Museum interests were discussed. Group acknowledged that two Assessors also sit on the craft shop board. Changes in ADU assessment has been a significant burden on the museum finances. Museum land rent history was discussed (land rent has more than doubled in 5 years). Concern about the increased burden on the craft shop budget was expressed. Assessors discussed whether current ADU assessment is an income tax, which raised the issue of whether the current approach for assessing commercial property is an income tax. Craft Shop Museum budget was submitted for inclusion in meeting minutes.
3. B-rate and ADUs was discussed.
 - a. Financial review included reports that last year approximately \$39,000 was collected from the B rate and approximately \$16,000 was collected for land factors. The A & C rates accounted for the remainder of the approximately \$725,000 collected.
 - b. Review of historical treatment of ADUs; Assessors started including a land rent charge for ADUs in the 1970s. Upon a discussion of previous legal challenges to land rent assessment, Tom offered to distribute court opinion information to the Assessors. More recently,

assessments of ADU were tied to the amount of land. Acknowledged that land that can be developed has a greater value than land that cannot be developed. ADU assessment is an effort to be consistent with this principle.

- c. Options for ADU treatment discussed: 1) return to prior assessment process of tying assessment to lot square footage; 2) charge for existing ADUs (grandfathered and new); 3) do not charge for ADUs; 4) charge all leaseholds for the ADU privilege granted by NCC ordinance.
4. Reserve decision about ADUs until county tax increase schedule can be evaluated.
5. Next Meeting March 25 at 7 pm (public meeting), 7:30 (Assessors).
6. Meeting adjourned at 8:50 pm.

Future Meeting Notes

- Public meetings will be March 25, 2020 at 7 pm and May 27, 2020 at 7:30 pm, with an additional public hearing on June 3, 2020 at 7:30 pm
- March 25: Factors
- April 29: C and D Rates
- May 27: ADU Discussion and Public Meeting.