

**Arden Board of Assessors Meeting**  
**Monday, June 12, 2023**  
**Buzz Ware Village Center**

Attending in Person: Deborah Ricard, Shana Pinter, Brooke Bovard, Tom Wheeler, Denis O'Regan, and Vicki Scott. Elizabeth Varley joined the public meeting in progress.

Public Meeting Guests: Mike Curtis

Call to Order: 7:04pm

- The public meeting was called to order by Debbie Ricard at 7:04pm with six members and one guest present.
- General discussion on the full rental value, Henry George, Frank Stephens, the role of the Board of Assessors and the Trustees in the assessment process, and the commercial rate took place. Mike Curtis shared a document with his thoughts on full rental value with members.
- The public meeting adjourned at 7:37pm and the board meeting was called to order.
- A motion was made and **Unanimously Passed** to approve the minutes of May 8, 2023.
- The concept of a non-profit rate was briefly discussed. Members agreed that a non-profit designation has no bearing on land rent.
- A-rate is based on the first 7,116 square feet lot size. All agreed.
- C-rate calculated at 40% of the A-rate was also agreed to.
- Factor rates were discussed with a focus on the discount rate being applied specifically to leaseholds that front Harvey Road.
- Brooke made a motion, Elizabeth seconded, to increase the negative factor discount percentage for fronting Harvey Road from 5% to 10%. **Motion Passed** 6 in favor and 1 abstention.
- D-rate will remain unchanged. All agreed.
- B-rate or ADU rate was discussed at length. Brooke suggested that we consider setting the ADU rate based on square footage, but not necessarily the 7,116 sq ft currently used. The total square footage and number of units of the Craft Shop leasehold was used to evaluate a potential alternate way of calculating the B-rate. We calculated at rates of 80% and 100% of the A-rate which produced significantly less than is being collected using the current system. No motion to change the B-rate was made.
- Tom made a motion, Elizabeth seconded, to eliminate the B-rate. **Motion Defeated** 3 in favor, 4 against.
- Dennis made a motion to adopt the B-rate as it was calculated last year including the incremental increase tied to the A-rate, Debbie seconded, **Motion Passed** 4 in favor, 3 opposed.
- The next and final meeting will be June 19, 2023.

**ACTIONS:**

- Debbie will draft the assessors report.
- Dennis will update the spreadsheet to reflect the change in the factor rate.

- Debbie will reserve a room at the Buzz for the final meeting, post a meeting notice on the bulletin board, and send out a Zoom meeting link.
- Debbie will post the approved meeting minutes to the web site.

Next Meeting: Monday, June 19, 2023, at 7:00pm in person or via Zoom

Meeting Adjourned: 9:17pm

Respectfully submitted,

Vicki L. Scott

## **2023 BOARD OF ASSESSORS MEETING DATES, TIMES & TOPICS**

All meetings are scheduled in person at the Buzz Ware Village Center

If a change in Covid pandemic safety protocol occurs, meetings will revert to zoom.

|                   |         |   |
|-------------------|---------|---|
| Mon, Jan 9, 2023  | 7:00 PM | Premises for Assessment, A Rate & Lot Sizes |
| Mon, Feb 13, 2023 | 7:00 PM | B Rate & Initial ADU Discussion             |
| Mon, Mar 13, 2023 | 7:00 PM | Factors & Continuing ADU Discussion         |
| Mon, Apr 10, 2023 | 7:00 PM | C & D Rates & Continuing ADU Discussion     |
| Mon, May 1, 2023  | 7:00 PM | Extra Work Meeting, if needed               |
| Mon, May 8, 2023  | 7:00 PM | Public Forum                                |
| Mon, May 8, 2023  | 7:30 PM | Continued ADU Discussion                    |
| Mon, Jun 12, 2023 | 7:00 PM | Public Forum                                |
| Mon, Jun 12, 2023 | 7:30 PM | Continued ADU Discussion                    |
| Mon, Jun 19, 2023 | 7:00 PM | Extra Work Meeting, if needed               |

Discussion topics subject to change as needed.

Call 302-690-4228 for questions or more information.