

**Arden Board of Assessors Meeting
Monday, May 8, 2023
Buzz Ware Village Center**

Attending in Person: Deborah Ricard, Elizabeth Varley, Tom Wheeler,
Denis O'Regan, Brooke Bovard, and Vicki Scott

Attending via Zoom: Shana Pinter

Public Meeting Guests: Barbara Macklem, Mike Curtis, Simon Hamermesh

Call to Order: 7:00pm

- The meeting was called to order by Debbie Ricard at 7:00pm with 6 members present at the Buzz. Shana Pinter joined via Zoom.
- Barbara stated she was here on behalf of the Arden Craft Shop Museum Inc. She expressed a concern with being charged five ADU fees if we are operating under Georgist principles.
- The ACSM Inc. is a 501C3 and is not part of the NCC tax assessment and therefore have been good citizens by paying the leasehold assessment and the extra ADU fees.
- Barbara shared a little history of how the B-Rate has been calculated over the years. It went from a percentage of the A-Rate to a flat fee, which it is currently.
- Board members shared their recollection of why/how changes were made to the ADU rate.
- Debbie explained that for our purpose the term "full rental value" is considered equal to the term "community standard of living".
- Barbara expressed her frustration with the town assessing the ACSM Inc. at residential rates including the extra ADU rate which is a burden. She requested that the Board consider developing a non-profit rate.
- The public meeting was adjourned at 7:42pm at which time guests departed and the regular BOA meeting was called to order.
- Brooke raised a question about the use of the word "premise" in the third bullet point of last month's minutes. After brief discussion a **motion was made** to approve minutes as presented from the 5/1/23 meeting. Motion passed.
- First topic of discussion for tonight's meeting was the D-Rate or commercial rate. Members were given a printout of an email from Ken Schuler, owner of the only commercial leasehold in Arden, asking the BOA to consider a reduction in the D-Rate. Discussion followed.
- Brooke **made a motion** to "lower the D-Rate by 5% to 70%", the motion was seconded, however, the motion was defeated by a vote of 2 for and 5 against.
- Elizabeth **made a motion** to "eliminate the B-Rate" (she shared additional reasoning behind this motion), the motion was seconded, lively discussion ensued including various alternative options being discussed. The motion was defeated by a vote of 3 for and 4 against.
- The next meeting will be June 12, 2023.

ACTIONS:

- Debbie will reserve a room at the Buzz for each meeting, post a meeting notice on the bulletin board, and send out Zoom meeting links.
- Debbie will post the approved meeting minutes to the web site.
- Brooke will investigate traffic speed & volume data.

Next Meeting: Monday, June 12, 2023, at 7:00pm in person or via Zoom

Meeting Adjourned: 9:08pm

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.