

**BOARD OF ASSESSORS
TOWN OF WILBRAHAM**

240 Springfield Street
Wilbraham MA 01095

**Lawrence G. LaBarbera, Chairman
Roger J. Roberge II, Assessor
John M. Wesolowski, Assessor**



Assessors Office
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MINUTES OF MEETING
WEDNESDAY, JULY 29, 2020

Chairman Lawrence G. LaBarbera, called the meeting to order at 5:52 pm. Assessors Roger J. Roberge, II and John M. Wesolowski and Assistant Administrator Cathy Barnes were in attendance.

NEW BUSINESS:

- **The Board reviewed the *Open Session Minutes of June 10, 2020 and June 24, 2020 Meetings* with no further discussion:**
MOTION: Made (Roberge) and seconded (Wesolowski) to approve the *Open Session Minutes of June 10, 2020 and June 24, 2020* as submitted. Approved 3-0
Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes
- **The Board tabled the *Open Session Minutes of July 7, 2020***
Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes
- **The Board tabled the *Executive Session Minutes of April 2, 2020, May 20, 2020, June 10, 2020, June 22, 2020 and July 7, 2020 Meetings***
Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes
- **The Board reviewed, approved and signed the *Accounting Report for June 2020***
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board reviewed the year to date *FY20 Expenditure Final Report***
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board reviewed, approved and signed the following *Religious/Charitable Statutory Exemption State Form 1B3 Clause 3:***
 - 1) 3086 Boston Road
 - 2) 44 East Longmeadow Road
 - 3) 63 Springfield Street*Roll call:* Wesolowski – yes, Roberge – yes, LaBarbera – yes

- **The Board reviewed, approved and signed the following Assessors Warrants to Collect:**
 - 1) 2020 Motor Vehicle and Trailer Excise Commitment #04 in the amount of \$ 87,511.39
 - 2) Apportioned Betterment and Special Assessment in the amount of \$ 5,100.53

Roll Call: Roberge – yes, Wesolowski – yes, LaBarbera - yes

- **The Board reviewed, approved and signed the following Motor Vehicle and Trailer Abatements:**
 - 1) 2020 Motor Vehicle and Trailer Abatements
 - Report 1 - Cert. #10086 – 10107 (22 Certs) in the amount of \$ 3,806.26
 - Report 2 - Cert. #10073 – 10085 (13 Certs) in the amount of \$ 1,686.03
 - 2) 2019 Motor Vehicle and Trailer Abatement
 - Report 1- Cert. #10108 & 10109 (02 Certs) in the amount of \$ 83.13

Roll Call: Roberge – yes, Wesolowski – yes, LaBarbera - yes

- **The Board reviewed, denied and signed the following Motor Vehicle and Trailer Abatements:**
 - 1) 2019 Excise Bill #16202

Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes

- **The Board reviewed, deemed denied and signed the following Motor Vehicle and Trailer Abatements:**
 - 1) 2020 Excise Bill #6966
 - 2) 2020 Excise Bill #11567

Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes

CORRESPONDENCE

The Board reviewed the following correspondence:

- 1) Zoning Board of Appeals Notice of Decision (4)
amongst
- **6:15 p.m. Audio conference with the Board of Assessors, Daniel R. Moriarty, Sr., Senior Vice President of Monson Savings Bank and Mike Crowley of Crowley and Associates to discuss property located 100 Post Office Park:**

LaBarbera: Opened the floor to Daniel Moriarty of Monson Savings Bank

Moriarty: Differed to Mike Crowley of Crowley Associates

Crowley: Discussed Monson Savings Bank’s concerns in regards to the increase in value due to a reassessment of land. Comparisons were discussed on the different approaches to value. The unique size of the branch and the challenge to make the branch profitable was mentioned.

Moriarty: Stated an increase in value to 1.3 million was high and that between \$925,000 – \$1,000,000 was more in line with the market.

LaBarbera: Questioned the 8% cap rate, looking at a triple net lease without taxes

Roberge: Mentioned the cap rate was conservative. Also noted was the Boston Road location, traffic count, traffic lights and the easy access entering and exiting the bank.

LaBarbera: Stated that the Board had all the information necessary at this time.

Roberge: Thanked everyone for their time and efforts.

LaBarbera: Closed meeting.

The Board scheduled the next meeting for Wednesday, August 19, 2020 at 5:45 p.m. at the Town Hall in the Assessors Office.

▪ **6:30 p.m. Chairman LaBarbera called for a motion to go into Executive Session**

MOTION: Made (Roberge) and seconded (Wesolowski) to go into Executive Session to discuss the pending FY20 Real Estate Abatement Application for 100 Post Office Park. Upon conclusion the Board will not return to open session and will adjourned the meeting.

Roll call: Roberge – yes, Wesolowski – yes, Labarbera – yes

Submitted By:

Approved By:

Cathy A. Barnes, Assistant Administrator

