



Board of Assessors

Regular Meeting

~ Agenda ~

Springfield, MA 01103
<http://www.springfieldcityhall.com>

Patrick Greenhalgh
413-787-6085

Friday, April 28, 2023

9:30 AM

City Hall -- Room 9

I. Call to Order

9:30 AM Meeting called to order on April 28, 2023 at City Hall -- Room 9, 36 Court Street, Springfield, MA.

II. Public Portion

A. Meeting Minutes

- i. Review of Public Meeting Minutes 4/11/2023; 4/12/2023; 4/18/2023; 4/19/2023 & 4/20/2023

B. Monthly Abatement Totals

- i. Motor Vehicle Excise

A. February Abatement Total = \$32,416.46 (Cont. from the April 20, 2023 Meeting)

B. March Abatement Total = \$45,494.58 (Cont. from the April 20, 2023 Meeting)

C. Warrants

- i. YR 2020 Commitment #11; YR 2021 Commitment #11; YR 2022 Commitment #8 & YR 2023 Commitment #2

D. General Discussion

- i. Springfield Day Nursery
- ii. Returned Tax Bills (USPS Return Code - Deceased)

III. Executive Session

The Board will vote to enter into Executive Session for the following reasons:

1. ATB Docket Review

Pursuant to M.G.L.ch 30A, section 21(3) the Board will enter into executive session to discuss the litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in a open public session will have a detrimental effect on the Board's litigation strategy.

2. Personal exemptions

Pursuant to M.G.L.ch 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c. 59, section 5, the Board will enter into executive session to discuss exemption applications.

3. FY 2023 Preliminary Tax Abatements

Pursuant to M.G.L.ch 30A, section 21(7) and

A. Meeting Minutes

- i. Review of Executive Session Minutes 4/11/2023; 4/12/2023; 4/18/2023; 4/19/2023 & 4/20/2023*

B. 8 of 58 Applications

- i. Iqbal (Cont. from the April 20, 2023 Meeting)*
- ii. SS Temple; Wienstein; Roth & Gurevich (Cont. from the April 20, 2023 Meeting)*
- iii. RRC# 519620 Olivera Landscape (Cont. from the April 20, 2023 Meeting)*
- iv. Springfield Redevelopment Authority (Cont. from the April 20, 2023 Meeting)*
- v. RRC# 518520 Speedway - YR 2023*
- vi. RRC# 508550 Community Legal Aid Inc*

C. ATB Docket Review

The Board will enter into executive session and will not return to a public session for the following reasons:

1. Pursuant to M.G.L.ch 30A, section 21(3) to discuss litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in a open public session will have a detrimental effect on the Board's litigation strategy.

- i. Center for Ecological Technology Inc (CET) 83-95 Warwick St - FY2018 thru FY2022 (Cont. from the April 20, 2023 Meeting)*
- ii. Smith & Wesson (Cont. from the April 20, 2023 Meeting)*
- iii. Outdoor Media (Cont. from the April 20, 2023 Meeting)*
- iv. Boston Road Property LLC (Cont. from the April 20, 2023 Meeting)*
- v. Davenport Square (Cont. from the April 20, 2023 Meeting)*
- vi. Eastgate Preservation PID # 010850143 & 010850144 (Cont. from the April 20, 2023 Meeting)*
- vii. Daniele Enrico C TR - 899 Main St PID # 081300594 (Cont. from the April 20, 2023 Meeting)*
- viii. Abatements Pursuant to M.G.L.c. 59, section 72A*

A. Abatements Pursuant to M.G.L.c. 59, section 72A

2010	Bretta Development, LLC	COS Conservation Commission	18215/54	3/12/2010	0100802
			0		60
2021, 2022	Miguel M. Menchu	COS	24233/18	11/8/2021	0217000
			6		16
2022	Facta Non Verba, LLC	COS	24480/36	4/1/2022	0256002
					20
2014	Dominic Kirchner II, Trustee	COS	20125/34	12/6/2013	0304000
			8		21
2022	Charles G. Arment, Jr	Springfield Water and Sewer Commission	204480/3	4/1/2022	0432501
			07		55
2014	Fernald Realty, LLC	COS	20045/11	10/3/2013	0506500
			4		01
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	09
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	10
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	11
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	12
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	13
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	14
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	15
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	16
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	17
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
				1	18
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000

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			1	19	
1992	W.H. Partnership	COS Conservation Commission	7880/522	12/12/199	0689000
			1	20	
2022	Facta Non Verba, LLC	COS	24461/17	3/22/2022	0821800
			3	48	
2022	Facta Non Verba, LLC	COS	24461/17	3/22/2022	0821800
			5	49	
2021, 2022	Facta Non Verba, LLC	COS	24353/32	1/12/2022	0821801
			2	65	
1991	Springfield Redevelopment Authority	COS	7695/48	5/7/1991	0827000
				01	
2013	Frances Crosse	COS	19755/18	4/1/2013	0852000
			9	28	
2013	Kevin Czaplicki	COS	19410/12	8/23/2012	0922500
			8	26	
2013	Kevin Czaplicki	COS	19410/13	8/23/2021	0922500
			0	31	
1991	Zane P. Wernick	COS Conservation Commission	7526/184	8/16/1990	1005000
				30	
2008	John N. Sampson	COS	17249/17	4/16/2008	1157002
			7	75	
1990, 1991	Park Acre Development Corp.	COS Conservation Commission	7481/433	6/20/1990	1182100
				50	
2016	Western Mack LLC, Trustee	COS	20936/14	10/30/201	1201500
			9	5	05
2021	Roman J. Boiko	COS	24139/53	9/23/2021	1201500
				05	
2014	Dominic Kirchner II, Trustee	COS	20125/35	12/6/2013	1201500
			6	21	
2022	COS	Springfield Redevelopment Authority	17904/20	7/23/2009	1216800
				15	
1993	Federal Deposit Insurance Corporation	COS Conservation Commission	8998/318	11/22/199	1228203
				4	90
2022	Westside Housing, Inc.	COS	24233/18	11/8/2021	1253501
			3	12	
2016	Western Mack LLC, Trustee	COS	20936/15	10/30/201	1253502
			2	5	11

D. Statutory Exemption

- i. 1B-3 Application - 173 Alden Street (Cont. from the April 20, 2023 Meeting)***

E. Charitable/Religious Exemptions

- i. PID# 091820160 - Rise & Walk Ministry 379 Oak St IO***
- ii. PID# 091820164 - Rise & Walk Ministry Oak St IO E S***
- iii. PID# 091820169 - Rise & Walk Ministry Oak St IO E S***

F. Uncollectible Excise Taxes

- i. YR 2023 Bill# 91185***

G. Overvalue Abatements***H. Real Estate Abatements******I. Personal Property Abatements******J. Personal Exemptions***