

Executive Session Minutes
Town of Montague Assessors' Department
1 Avenue A (2nd Floor), Turners Falls, MA
April 10, 2017

An Executive Session meeting of the Montague Board of Assessors was held on Monday, April 10, 2017. Assessors present: Chairman Paul Emery, Teresa Miner, Ann Cenzano and Karen Tonelli, Director of Assessing.

The meeting was called into executive session at 3:50 p.m. The board members reviewed and

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Cl 41 C and therefore was denied.

At 4:00 p.m. the Assessors, after previously voting in open an open meeting to convene in executive session under Purpose 3 to discuss the pending litigation "FirstLight v. Town of Montague", discussed the status of the case. Karen reported that she had recently received FirstLight's appraisal and opinion of value which totaled \$92,000,000.00 with the breakdown between Montague and Gill as follows: Montague \$81,621,072 and Gill \$10,378,928. The exposure for the town for FY2014 equals \$32.5 million in valuation or approx. \$80,000 in tax dollars for one year. (@24.85 = \$80,917.00). Karen stated that she has been in contact with Atty. Hutchinson who is in the process of reviewing the appraisal. Atty. Hutchinson also has been in contact with our expert to begin to prepare him for trial. Atty. Hutchinson felt that it was possible the hearing would last anywhere from 6-8 days. Karen proposed to draft an initial offer of settlement to FirstLight so that we will have explored resolution before putting too much money in to trial and trial preparation. The Assessors were in agreement with this strategy.

The meeting adjourned at 4:15 p.m.

Respectfully submitted,


Karen Tonelli, M.A.A.
Director of Assessing



List of Documents Reviewed

Concentric Appraisal dated 3/31/17
Exemption Applications and attached documents

OK for partial release Ann Cenzano