

Minutes of the Board of Abatement
Monday September 18, 2023
Steele Community Room, 28 North Main Street and via zoom

Attendance: L. Schlegel, M. Howes, A. Johnson, T. Leitz, K. Petrovic, S. Chadwick, M. Woodruff, C. Ferris, K. Sweeney, B. King, L. Gravell, B. Butler, S. Karcher, J. Bauer, R. Clapp, D. Kehlmann, K. VanTyne, M. Bard

ZOOM: A. McKay, J. Adams, ORCA Media

Elect a Chair: L. Schlegel called the meeting to order at 6:30. **R. Clapp made a motion to nominate L. Schlegel as Chair. The motion was duly seconded, a vote was held and passed 15-1 with B. Butler opposed**

L. Schlegel administered the following oath to C. Ferris "Under the pains and penalties of perjury, do you solemnly swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth?" which C. Ferris agreed to. L. Schlegel provided Mr. Ferris with a copy of the Board's Rules & Procedures and asked him to identify which abatement category his request is being made under.

Consider Abatement of Property Taxes: C. Ferris stated his abatement is being made under categories 1. (taxes or charges of persons who have died insolvent), 3. (taxes or charges of persons who are unable to pay their taxes or charges, interest, and collection fees) and 5. (taxes or charges upon real or personal property lost or destroyed during the tax year). C. Ferris stated his longtime partner Teresa Christie passed away in April 2023 and her estate is insolvent. C. Ferris spoke of the loans and borrowing that had been obtained on the property. C. Ferris himself is a disabled veteran on a fixed income and incapable of refinancing or rebuilding the property. He is not able to work any longer.

S. Chadwick was introduced to speak on C. Ferris behalf. S. Chadwick has been assisting C. Ferris with his probate filings for the Christie Estate. They have applied for a license to sell the property with the probate court. Tax value is \$157,000 and the liens total \$238,000. There is currently no water, sewer, or power at the home. A notice to vacate was formally issued to the upstairs tenant, the deadline is November 1, 2023. The property deed was issued with the legal language tenants in common (50/50 ownership) which is why the Christie half is in probate. Paul Vest is Teresa Christie living heir and does not want anything to do with the property. He will waive his rights.

M. Bard asked about the mortgage amount going up? There are three mortgages now over \$238K

L. Gravell asked if there is a plan to sell? C. Ferris started the house is worthless and he is waiting for details about a FEMA buyout.

L. Gravell asked how many years are you asking for abatement for? C. Ferris stated he didn't know but proposed until the property changes hands.

L. Gravell asked if the bank foreclose? C. Ferris believes they will.

B. King asked what a motion to sell is? S. Chadwick explained the probate process and how C. Ferris is waiting on Probate judge J. Kilgore to sign his request for permission to sell the property.

B. Butler asked what year we are looking to abate? The request is being made to abate the 2023 taxes

K. Petrovic asked if the mortgage is being paid? C. Ferris stated no one is paying the mortgage at this time.

M. Bard suggested C. Ferris talk to his mortgage lender to take a voluntary convene of the property.

B. King asked why current tenants aren't paying rent? C. Ferris stated the current tenant has 4 children and because of the law C. Ferris has continued to allow the electricity to stay on. The tenant has no hot water because the hot water heater was lost in the flood.

R. Clapp asked is the tenant living without potable water? C. Ferris stated yes he is.

B. King asked if there has been any formal condemnation of the property? C. Ferris stated he isn't sure who can make that designation but no not at this point.

B. Butler made a motion to move into deliberative session which was seconded by J. Bauer. A vote was held and passed unanimously.

B. King moved to abate the remaining taxes on the property due in 2023 (\$1,881.76) to item 1 (taxes or charges of persons who have died insolvent), D. Kehlmann seconded the motion. A vote was held and passed unanimously.

Adjourn: L. Gravell made a motion to adjourn which was seconded by J. Bauer and passed unanimously.