

Selectboard members present: Peter Marsh, Tony Porter, Susan Jefferies (Chair)
Others present: Elise Shanbacker, Toby Gay, and Mary Jackman from Addison County
Community Trust, Laura Gorsky, Amy McCormick

The meeting was called to order at 10:35 am.

Board Organization: P. Marsh moved to nominate S. Jefferies as Selectboard chair. T. Porter seconded. Voted and approved.

Meeting with Addison County Community Trust:

Amy McCormick (Starksboro Delinquent Tax Collector) distributed a list of past due taxes indicating which ones are mobile homes in ACCT parks. There are four homes that have been abandoned, and ACCT is proceeding with the abandonment process through the court system. Starksboro is not including these homes in future tax bills, but does have several years of past due taxes on these properties. There is a total of 78 properties in Starksboro with delinquent taxes, and 44 of them are in the ACCT parks.

There was discussion about the ongoing situation regarding property tax and lot rent delinquencies, including:

- LG – Property taxes are required to be paid in full (or abated) before trailers can be removed.
- ES – Abandonment and being uninhabitable are valid reasons for abatement.
- DV – ACCT does not have the authority or ability to escrow property taxes. A bank would do that if the trailer was financed.
- SJ – This situation has existed for many years, and any proposed solution must include a way to keep this from recurring.
- CC – Many tax bills are higher than they should be because the owners don't file their homestead exemption, so don't receive income adjustments.
- TG – ACCT owns six other parks in Addison County, but they do now experience the same delinquency rate as the parks in Starksboro. They have been able to work with the towns to resolve delinquency problems and have taxes abated on an individual basis as they come up.
- All agreed that the current situation has a negative effect on both ACCT and Starksboro, and we should work together toward a long term solution.

Action items:

- Amy McCormick will review the lot rental checklist on ACCT's website and provide additional items covering sale of mobile homes, homestead exemptions, and property taxes.

- Amy McCormick will schedule a Board of Abatement meeting to consider abatement of taxes on the four abandoned properties.
- ACCT will review the cost effectiveness of purchasing mobile homes at tax sale compared to the abandonment process currently followed.

Another meeting will be held to review the action items when they are complete.

Meeting adjourned at 11:55 am.

Respectfully submitted,
Susan Jefferies