

Town of Needham
Board of Assessors
MEETING MINUTES

Date: November 4, 2024		Time: 9:15 AM	Location: Town Hall Great Plain Room
Board Members Attendance:			
Present:	John Bulian, Chair; Michael Niden, Vice Chair; Michael Diener, Secretary		
Absent:			
Other Attendees:	David Davison	Deputy Town Manager/Director of Finance	
	Cecilia Simchak	Assistant Director of Finance	
	Nancy Martin	Assistant Director of Assessing	
	Marie Northup	Field Assessors	
	Gabrielle Queenan	Sustainability Manager	
	Chip Davis	Consultant	
Notes prepared by:	David Davison	Deputy Town Manager/Director of Finance	

This meeting was posted on the Town web site as a hybrid meeting:

<https://us02web.zoom.us/j/87524773906>

Chair John Bulian called the meeting to order at 9:19 a.m.

Chair Bulian announced that in accordance with the Open Meeting Law at the beginning of the meeting, I must disclose to attendees whether the meeting is being recorded. This meeting is being broadcast via Zoom, and is being recorded for publication, later viewing, and administrative purposes. Also, after notifying the chair, any person may make a video or audio recording of the meeting or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Please let me know now so that I can make that announcement as well.

Public Comment Period: There were no comments.

Approve Minutes of Prior Meeting: There were no minutes to approve.

New Business:

Taxpayer Appointments: None

PACE: Ms. Gabrielle Queenan, Sustainability Manager, addressed the Board to explain what the Property Assessment Clean Energy (PACE) program is and how it operates. The program provides businesses with a means to secure financing for up to 20 years with a private capital lender to make energy improvements to their building and repay through a betterment assessment which is secured by a lien on the property. The payments would be made to the lender. If the property is sold before the financing has been repaid, the assessment stays and may be transferred to subsequent property owners.

Recertification Process: Staff discussed with the Board the recertification process and the Department of Revenue requirements. Mr. Diener discussed with the Board his review of the commercial data which he requested from the department. It was noted that the changes in the land values were affecting the preliminary commercial assessment as they were impacting the residential property assessments.

Executive Session: The Chair asked for a **motion** to enter into executive session and to return to open session prior to adjournment to comply with the provisions of any general or special law [exception 7]; specifically, to discuss Real Estate and Personal Property exemption and/or abatement applications which are not open to public inspection (per M.G.L. Chapter 59, Section 60); to comply with the provisions of any general or special law; specifically, to discuss Returns of Property Held for Charitable Purposes which are not open to public inspection (per M.G.L. Chapter 59, Section 32); and to discuss strategy with respect to litigation [exception 3] if an open meeting may have a detrimental effect on the government's litigating position which was moved by Mr. Niden, seconded by Mr. Diener and passed unanimously (3-0) on a roll call vote.

Mr. Niden	Yes
Mr. Diener	Yes
Chair Bulian	Yes

The Board moved to executive session at 10:20 a.m.

The Board **returned to open session** at 11:12

Results of votes that were decided during executive session. Chair asked Mr. Davis, consultant who was hired to assist the Town in reaching settlements with several commercial abatement appeals which were before the Appellate Tax Board, to announce the results. Mr. Davis announced that the Board approved abatement settlements on the following properties"

0 Cabot Street for FY2023 and FY2024

105 Cabot Street for FY2024

19 Wexford Street for FY2024

200 First Avenue FY2021, FY2022, and FY2023

238 Highland Avenue for FY2023

72 A Street for FY2024

80 B Street FY2022

Schedule of Future Meetings: Mr. Davison noted that the Board had a meeting scheduled for November 18 and requested that the Board also schedule a meeting for November 25, 2024 to be available to taxpayers who may want to speak with the Board about the preliminary assessments for FY2025. The Chair and Board members agreed.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener which was passed unanimously by 3-0 vote at 11:34 a.m.

Approved July 2, 2025