

**Brattleboro Board of Listers Meeting
February 18, 2016**

**230 Main Street, Suite 109
Brattleboro, Vermont**

Present: Listers Eric Annis, Marshall Wheelock, Kathy Dowd
Town Assessor staff Russell Rice, Dan Ffyfe

Eric convened the meeting at 9am.

Application for Property Tax Exemption

Turning Point 15 Elm Street

Suzie Walker, Director of Turning Point was introduced. She gave an overview of the work they do. They provide a safe place and the support systems for people in recovery from substance abuse. This includes alcohol, drugs and opiates.

Marshall asked if Turning Point administers drugs. Suzie explained that they do not dispense drugs. Marshall asked how many clients used their services. Suzie explained that due to anonymity of clients a record of visits is kept. They have 2200 visits per month. Marshall asked if this number includes multiple visits by the same individual. Suzie responded that yes it could depending on what program the person was participating in.

Russell explained that the assessed value of this property in 2015 was \$245,750. The renovation work has been completed and the property is in good shape. The 2016 assessment will be \$278,450.

Marshall asked if the property deed had a clause for "unconditional dedication to public/pious/charitable use", as stated in section 4 on page 3 in the Vermont Property Tax Public, Pious or Charitable Exemption application. Russell circulated a copy of the deed for review. The deed does not contain the unconditional dedication restriction.

A motion was made and passed to have Turning Point's attorney record a new deed with the appropriate restriction language to satisfy the criteria set forth in the tax-exempt application. The Listers will review the application at their March 17th meeting.

Russell informed Suzie that all tax exemptions are reviewed by the State of Vermont. Tax exemption includes municipal and the state education tax.

Review of 2015 conditionally exempt properties

River Garden Strolling of the Heifers 157 Main Street

Russell distributed River Garden's 2015 Operating Hours. This information is their annual certification that the property was open to the public for a minimum of 40 hours (on average) per

week. The Listers reviewed this report and found the information confusing. A motion was made and passed to have Kathy send them a letter requesting further clarification of their public use hours.

New England Youth Theater 100 Flat Street

Russell distributed their list for 2015 rentals to non-profit organizations. The Listers found this information incomplete. A motion was made and passed to have Kathy write a letter to request better information that includes all rental activity in 2015.

Status of statutory exemption when property ownership changes

Former Austine School 209 Austine Drive

Eric made public his conflict of interest. He works for Winston Prouty, the new owner of this property. He was allowed to remain for discussion.

Russell gave an update on new ownership. The Winston Prouty Center purchased the Austine School property for \$2,750,000. Russell has encouraged Winston Prouty to give him financial information and a schedule of leases so he can do an income approach for assessed value.

A tax exemption would only be granted if the new non-profit enterprise has goals similar to the current/former owner, and the use of the property remains essentially the same as the previous ownership.

The next Lister's meeting was scheduled for March 17th at 9am.

With no other business, Marshall moved to adjourn the meeting at 10:20.

Respectively submitted,

Katherine N. Dowd
Clerk

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