



BOARD OF ASSESSMENT APPEALS

The Town of Windsor Locks
50 Church Street, Windsor Locks Connecticut 06096
Minutes of the April 6, 2023
Regular Meeting

CALL TO ORDER: Chairwoman, Lori Quagliaroli called this Board of Assessment Appeals meeting to order at 6:30 p.m.

MEMBERS PRESENT: Chairwoman Lori Quagliaroli, Paul Riedi, Mark Whitten, Jr. and Recording Secretary, Terrie Becker

ADDED AGENDA ITEMS: There were no added agenda items.

MINUTES OF PREVIOUS MEETING APPROVAL: September 29, 2022

Paul Riedi moved to accept minutes from the September 29, 2022 Board of Assessment Appeals meeting as written. Mark Whitten, Jr. seconded this motion. All were in favor and this motion carried three to zero.

HEARING OF APPEALS: This Board met with two appellants to discuss real estate appeals with regards to the October 1, 2022 Grand List. Appointments were scheduled for six appeals. Representatives were present for three appeals. Appellants for three scheduled appointments did not show. (Blakeslee Prestress, Inc, 24 King Spring LLC, and Location, Location, Location) Four appeals for LPRI Ella Grasso LLC were previously withdrawn.

- JIN Hospitality was represented by Attorney Sean E. Sweeney from Greene Law, P.C., regarding 2 Loten Drive.

Paul Riedi made a motion to dismiss the real estate appeal with regards to JIN Hospitality, located at 2 Loten Drive, due to over \$1 million dollar threshold. Mark Whitten, Jr. seconded the motion. All were in favor. Motion carried three to zero. The appeal was dismissed unanimously.

- 383 South Center Street Windsor Locks LLC was represented by Attorney Sean E. Sweeney from Greene Law, P.C., regarding 383 South Center Street.

Paul Riedi moved to dismiss the real estate appeal with regards to 383 South Center Street Windsor Locks LLC located at 383 South Center Street, due to over \$1 million dollar threshold. Mark Whitten, Jr. seconded the motion. All were in favor. Motion carried three to zero. The appeal was dismissed unanimously.

- National Drive 6 LLC was represented by Brian Hartley (Owner) with regards to 6 National Drive.

Mr. Hartley discussed back-round history and market values of this and surrounding properties, most of which are occupied, with board members. This property was purchased for \$360,000 in November 2021 and has been vacant ever since. It has been appraised by the Assessor for \$772,600. Mr. Hartley explained hardship restrictions with regards to this property. He stated the previous business was a bank and upon purchase it was agreed that it cannot function as a financial institution for the next five years. Mr. Hartley also stated that it was predicated that the success of this property was to be determined on obtaining a curb cut from National Drive, however this was declined which further limits property value. This property is also part of an association requiring almost \$2,000 in dues. The only access to this property is from a private road off National Drive. Mr. Hartley stated that since his property is the only one that uses this private road, it is hard to get funds from the association to maintain the road.

There was no decision made with regards to this appeal. The board felt more research needs to be done before a decision can be made. Chairwoman Quagliaroli stated decision will be made at the next meeting which will be held on April 20, 2023.

Chairwoman Quagliaroli stated all appeals for LPRI LLC had been withdrawn. She also stated that appeal received for TPS Windsor Locks LLC was received late and will be scheduled for the April 20, 2023 meeting.

Chairwoman Quagliaroli stated that a representative from Blakeslee Prestress reached out to her and said the equipment appraised was leased equipment and was not owned. Chairwoman Quagliaroli received a copy verifying lease agreement, and equipment has since been returned. Chairwoman Quagliaroli will follow up with Assessor John Creed regarding this appeal.

Chairwoman Quagliaroli will reach out to owner of Location Location Location and 24 King Spring LLC to see if they would like to attend the next Board of Assessment meeting on April 20, 2023.

Paul Riedi suggested that the Assessor attend meetings or provide more support information regarding appeals as much of the information received is limited.

PUBLIC INPUT: There was no public input.

MEMBER DISCUSSION AND CONCERNS: Chairwoman Quagliaroli stated Terrie Becker will be resigning as Board of Assessment Recording Secretary as of April 30, 2023.

Mark Whitten, Jr. suggested notifying those who have over a \$1 million dollar threshold appeal that they need not be present at meetings as it would be more convenient for the appellant.

Paul Riedi asked if there is more training available for members of the Board of Assessment. Chairwoman Quagliaroli stated she will reach out to the Assessor to see what is available.

ADJOURNMENT: There being no further discussion or information to come before the Board of Assessment Appeals, a motion to adjourn the meeting at 7:20 p.m. was made by Paul Riedi. Mark Whitten, Jr. seconded the motion. All were in favor and this meeting adjourned.

Respectfully submitted,

Terrie Becker, Recording Secretary
Board of Assessment Appeals