

Tax Abatement Committee
Thursday, March 13, 2025, 12:00 p.m.
Champlain Conference Rm

Minutes of the Hearing

*Note: due to internet connectivity issues (no internet signal and no working ports in room inside of the Champlain Conference Room) the committee had no use of online video recording or digital presence for attendance this meeting. Therefore, phone was used to support the attorney and one of the committee members to be in attendance.

Audio recording of the minutes can be heard by contacting the office of the Assessor.

Committee Members Present: Councilors Sarah Carpenter (SC) Chair; Joe Kane (JK)

Others Present: City Attorney's Office; Joseph Turner (JT), City Assessor; Kenneth Nosek (KN), Committee Administrator-City Assessor's Office; Traci Isham (TI); Maja Kazimieruk (MK).

Phoned in Present: Erik Ramakrishnan (ER), Joan Shannon (JS) for the hearing committee.

Petitioner's Present: Filipp Lagun for 24 Grant Street LLC; Will Towne COO for Spectrum.

Petitioner's Absent: Jeffrey Sonin for GoldenJunk LLC

At 12:17 p.m. Chair Sarah Carpenter commenced the hearing.

Introductions made of Committee and Staff members for committee.

Agenda:

Motion to adopt by JK

Second by JS passed

Unanimous

Minutes from last meeting adopted JK motion and JS second

Public Comment:

No one here today to speak on public forum

Hearings:

SC speaks to reasons for abatement of taxes in Burlington.

Will Towne and Filipp Lagun swore in by ER

24 Grant Street LLC, 6 Beachcrest Drive, 044-4-060-000

Representing is Filipp Lagun
Petitioner presented request.

Mr. Lagun asking for abatement prorated on improvements portion NOT on the land value. Fire destroyed one of two apartment buildings.
Historic site per COB Zoning – therefore, at least 3 month timeline before get permitting. At least one year construction timeline.
Petitioner asks for abatement under the reason of manifestly unjust.

Hearing for 24 Grant Street LLC closed at 12:41 p.m.

Motion to abate recommended amount of \$9,000
Unanimous vote

GoldenJunk LLC, 310-312 North Winooski Avenue, 040-2-140-000

Petitioner was absent.

Hearing for GoldenJunk LLC started 12:58 p.m.

On Jan 16, 2024 Abatement for FY 2024 was \$2,635.71.
Remediation of browns field components by State of VT has not been completed as thought it would be by summer of 2024. Utility of building is in question.
Delays out of taxpayers control thus manifestly unjust.
JT has not revisited this property since being The City of Burlington Assessor.

Hearing closed at 1:16 p.m.

Motion to abate approximately 24.8% of the taxes in amount of \$723.42 which represents the full 20% commercial and the building value tax value

All were in favor and passed vote to recommend.

**Spectrum Youth & Family Services Inc., 84 Pine Street, Unit 4,
049-1-125-004**

Representing is Will Towne, COO

Hearing for Spectrum Youth & Family Services Inc. started 12:43 p.m.

Mr. Towne spoke about the mission of the program and history of purchase of 84 Pine St, Unit 4 purchased October 2024.

EK asks if goal is to abate for FY25 since April 1st exemption request by PVR-137 is application process. SC says as of April 1 2024 Grand List listed this for Commercial purposes. VT does not have automatic exemptions for 501C3. EK asks if 100% of property being used for social service. Mr. Towne says yes. JS introduces the synagogue issue from most previous hearing in January. JS says if we are abating taxes there is a large portion of education tax that the city will have to pay. JK is concerned with non-profit using non-profits money to buy property and then impose on the municipality to finance their purchasing through the abatement process. SC is also not in support of abating the education tax already paid to the State of Vermont.

Motion to deny without prejudice by JS and JK is a second to that motion.
Unanimous.

Meeting closed at 2:09 p.m.

Committee went into public deliberative at 1:17 p.m.

Hearing closed at 12:55 p.m.