

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE
TOWN BOARD SPECIAL MEETING**

**DECEMBER 6, 2021
AGENDA**

Please turn off all cell phones and electronic devices.

The Town of New Baltimore will hold a Special Meeting on Monday, December 6, 2021 at 7PM at Town Hall, 3809 County Route 51, Hannacroix NY 12087 to address a recommendation by the Sole Assessor to enter into an agreement with a consultant to analyze the 2022 trend by the Office of Real Property Tax Services and report their findings as well as any other business to come before the Board.

Pledge of Allegiance

New Business

- Resolution Authorizing Supervisor to Execute Agreement with Industrial & Utility Valuation Consultants Inc.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

**RESOLUTION 171-2021
DECEMBER 6, 2021**

**RESOLUTION AUTHORIZING SUPERVISOR TO EXECUTE AGREEMENT
WITH INDUSTRIAL & UTILITY VALUATION CONSULTANTS INC.**

WHEREAS seven of fourteen Towns in Greene County, including the Town of New Baltimore, received a 2022 trend of 17%.

WHEREAS the Sole Assessor is requesting a consultant to review and analyze the figures used by the Office of Real Property Tax Services to determine this trend.

WHEREAS according to the Procurement Policy of the Town of New Baltimore (6) (a) Professional services or services requiring special or technical skill, training or expertise. The individual or company must be taken based on accountability reliability, responsibility, skill, education and training, judgement integrity and moral worth.

WHEREAS the Attorney for the Town has determined that this Agreement is considered professional services.

RESOLVED the Supervisor is authorized to execute an agreement with Industrial & Valuation Consultants for a review, analysis, and report of findings at a fixed price of \$2,000 and a fixed price of \$1,000 should the Town wish to pursue discussions with ORTPS on possible adjustment of the tentative trend.

Adjournment

Jeff Ruso

From: Dawn DeRose
Sent: Tuesday, November 9, 2021 1:24 PM
To: Jeff Ruso
Subject: FW: 19 - Greene County Preliminary Residential Trends
Attachments: 19-Greene Preliminary MTA trends.pdf

From: Dawn DeRose
Sent: Tuesday, November 9, 2021 9:27 AM
To: jrusso@townofnewbaltimore.org; jrruso56@yahoo.com
Cc: Shelly VanEtten <svanetten@townofnewbaltimore.org>
Subject: FW: 19 - Greene County Preliminary Residential Trends

Supervisor Ruso and Town Board Members:

Today I received the trends for Greene county. A 17% is quite a trend. If the trend holds and the final equalization rate (even after the 5% adjustment). New Baltimore is already at a 66% equalization rate for the 2021 roll. If the 17% holds we could be looking at a 49% equalization rate for the 2022 roll. I am asking to hire Mr. Farbstein to review and analyze what ORPTS had used to come up with this trend. Larry would charge \$2000 for a review and analysis. Any additional work, at the Town's express direction and Larry's findings, should they indicate a lower trend, and directly dealing with ORPTS would be provided at a hourly rate of \$250.00.

If the Town agrees to hire Mr. Farbstein he would need to access to the towns RPS in order to properly align the sales to the subject to see if, in fact, one area has undue influence on the trend. This will give a basis for arguing for a lower trend.

ORPTS does not provide a lot of time to deal with this in the PDC setting.

Thank you
Dawn DeRose

From: Douglass, Christine M (TAX) <Christine.Douglass@tax.ny.gov>
Sent: Friday, November 5, 2021 9:59 AM
To: Nancy Bower Ashland (assessorashland@gmail.com) <assessorashland@gmail.com>; Mark Hommel <mhommel@townofhuntergov.com>; assessor (assessor@townofjewett.org) <assessor@townofjewett.org>; assessor@lexingtonny.com; Dawn Derose <prattsvilleassessor@gmail.com>; windhamnyassessor@gmail.com; Athens Dawn DeRose <dderose@townofathensny.com>; Janice Hull (assessor@townofcairo.com) <assessor@townofcairo.com>; Audre Higbee <AHigbee@townofcatskillny.gov>; Gordon Bennett (gwb81560@gmail.com) <gwb81560@gmail.com>; Gordon Bennett <gbennett@coxsackie.org>; Assessor Clerk (assessorclerk@townofgreenvilleny.com) <assessorclerk@townofgreenvilleny.com>; Nancy Bower Durham (durhamassessor@durhamny.com) <durhamassessor@durhamny.com>; Nancy Bower Durham (durhamassessor@durhamny.com) <durhamassessor@durhamny.com>; Dawn DeRose <dderose@townofnewbaltimore.org>; mmdneves67 (mmdneves67@gmail.com) <mmdneves67@gmail.com>
Cc: tax.dl.ORPTS.RSD.Greene.Co <ORPTS.RSD.Greene@tax.ny.gov>; Ray Ward (rward@discovergreene.com) <rward@discovergreene.com>; nmccoy (nmccoy@discovergreene.com) <nmccoy@discovergreene.com>
Subject: 19 - Greene County Preliminary Residential Trends

Good morning,

Attached please find the preliminary residential (MTA) trends for Greene county. Halcott is in a market area with Delaware County that has not been completed yet. As soon as it is available, I will send. Please note these are preliminary and subject to change.

Thank you,

Christine Douglass

Real Property Analyst

New York State Department of Taxation and Finance

Office of Real Property

44 South Broadway, White Plains NY 10601

(914) 215-6300 | Christine.Douglass@tax.ny.gov

www.tax.ny.gov

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CTY	SWIS	MUNI	MA	2022 Trend		
				MTA	MTB	MTC
GREENE 19	192000	Athens	300	20		
	192200	Athens	307	17		
	192400	Cairo	307	17		
	192600	Catskill	307	17		
	192800	Coxsackie	307	17		
	193000	Durham	307	17		
	193200	Greenville	307	17		
	193400	Halcott	300			
	193600	Hudson	300	20		
	193800	Jewett	300	20		
	194000	Lawrence	300	20		
	194200	New Baltimore	307	17		
	194400	Northville	300	20		
	194600	Windsor	300	20		



Industrial & Utility Valuation Consultants, Inc.
31 Colonial Green, Albany, New York 12211
Cell: 518-3699771
e-mail: iuvc@hotmail.com

Laurence P. Farbstein, President

November 23, 2021

Hon. Jeff Ruso, Supervisor
Town of New Baltimore
3809 County Route 51
Hannacroix, NY 12087

Re: 2022 Tentative Residential Trend Review and Analysis.

Dear Mr. Ruso:

This fee proposal with respect to the above is in response to your Assessor's request. As in Athens and elsewhere, I will review and analyze ORPTS' trend data, including their SPSS data and output files. In addition, I will prepare our own analyses using applicable statistical methodologies.

A review of the Athens data, which also included New Baltimore residential sales as part of Market Area (MA) 307 indicates that ORPTS included 72 sales in their trend analysis. This limited number of sales is insufficient for our purposes; as such, it will be necessary to utilize sales from earlier than July 2018.

Given that we do not know the extent of the work necessary to add sales that, in the aggregate, will provide a reasonable representation of the subject residential properties, we are willing to all the above services for a fixed price of Two Thousand Dollars (\$2,000.00), including a report of our findings.

If, after reviewing the report, the Town wishes to have a PDC meeting with ORPTS to discuss and hopefully adjust the tentative trend, we are willing to do this service for the added fixed price of One Thousand Dollars (\$1,000.00).

I trust that the foregoing is sufficient for the Town's needs. If you have any questions or require clarification, please let me know. We look forward to being of assistance to the Town on this very important matter.

Respectfully,

Laurence P_
Farbstein

Laurence P. Farbstein

Digitally signed by Laurence P. Farbstein
DN: c=US, o="IUVC, Inc.", cn=Laurence P. Farbstein,
E=iuvc@hotmail.com
Reason: I am the author of this document
Location: your signing location here
Date: 2021.11.23 13:14:25-05'00'
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