



Town of Woodbridge

BOARD OF ASSESSMENT APPEALS (BAA)

Special Meeting Minutes

Thursday, February 27, 2025 at 6 pm via Webex

Meeting Link:

<https://townofwoodbridgect.webex.com/townofwoodbridgect/ldr.php?RCID=01112490c4257a8c8859d02a22bb3b12>

Board Members Present: Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq.

Chair Ginzberg called the Special Meeting of the Board of Assessment Appeals to order at 6 pm. There was a BAA member roll call. It was noted that the meeting was operating with a quorum.

1. Filing Extension for Board of Assessment Appeal Hearings

Motion: Chair Ginzberg made a motion pursuant to CGS §12-117 to request that the First Selectman Mica Cardozo Request an Extension of Time of OPM (State Office), due this being a revaluation year, for the BAA to complete hearings and deliberations due to the numerous unprecedented appeals before the BAA in an amount of about 230 - 250 appeals and the need for the BAA and staff to have time to prepare, execute, and deliver minutes and orders in furtherance thereof.

Andrew Schaffer seconded. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

The Chair summarized that the Board agreed to request that First Selectman Mica Cardozo request a time extension of the OPM so the Board can complete their work for this revaluation year.

2. Scheduling Additional Dates for Appeal Hearings

Motion: Chair Ginzberg made a motion to set additional dates in April 2025 in furtherance of the need to complete hearings and deliberations due to the numerous unprecedented appeals in a revaluation year before the BAA in furtherance of the objectives in our Motion for Extension of Time. Andrew Schaffer seconded. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

Board member availability was reviewed in order to schedule three additional meeting dates in April to potentially conduct Board business relating to the appeal process. It was noted that Saturday meetings would begin at 9 am and run for five hours and weekday meetings would begin at 4 pm and run for 5 hours.

Motion: Chair Ginzberg made a motion for the Board to agree that the three additional April meeting dates will be April 5 (Saturday), April 10 (Thursday) and April 11 (Friday). Andrew Schaffer seconded. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

Motion: Chair Ginzberg made a motion to open all Special Meetings (weekdays) at 4 pm and to conduct hearings from 4-7 pm and deliberation from 7-9 pm for the dates already established in March and the dates that were now established for April due to the large number of appeals in this revaluation year. Andrew Schaffer seconded. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

3. **Other Business**

Motion: Chair Ginzberg made a motion to not conduct hearings pursuant to CGS §12-111 for appeals of qualifying properties with assessment value greater than \$1,000,000. Andrew Schaffer seconded. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

It was noted that qualifying properties are typically apartments buildings and commercial establishments.

4. **Process & Staffing**

It was noted that to accommodate the five March meetings, scheduling for minute taking has been already worked out between two Town employees. Scheduling will be worked out for the new April meeting date

Chair Ginzberg noted that in past years BAA meetings have run for three hours. He pointed out that adding two hours to each meeting date (for five-hour sessions) will be beneficial to the appeals process and should help with completing the review of appeals on a timely basis.

On a non-debatable motion made by Chair Ginzberg and seconded by Andrew Schaffer, the meeting was adjourned at 6:08 pm.

Respectfully submitted: *Toni Belenski*