

To: Ancram Town Board
From: Art Bassin
Subject: Supervisor's Report
Date: January 19, 2023



1) Financial Report – Year-end financial reports have not yet been finalized, but preliminary indications are we ended 2022 with about \$1,475,000 in cash and T-bills, which was about what we expected. We are still waiting for the 4Q22 sales tax check, which should be between \$75,000 and \$100,000, so we will start the year off a bit ahead of expectations. But the possibility of continued high inflation, volatile interest rates, supply chain uncertainties, food and fuel cost increases and the situation in Ukraine, the economic environment is still unpredictable and could negatively impact our costs and revenues in 2023. We should plan to continue to be cautious and conservative in our financial management until we see how things evolve, and what happens with costs, sales tax and mortgage tax revenues over the next year.

2) 2023 Organizational Meeting – We will hold our 2023 Organizational Meeting at 6.45 on January 19 followed by the regular Town Board Meeting at 7 pm.

3) Committee and Board Leadership Changes – We have recently received resignations from Planning Board Chair John Ingram, CAC Chair Jamie Purinton and CSCTF Chair Suzan Flamm, who was elected as a Town Justice in November and sworn in on January 8. In addition, Jim Stickle has resigned as member of the Planning Board. The Town Board will be considering the appointments of new chairs and members at the January 19 Organizational meeting: Joe Crocco as chair and Erin Robertson as vice chair of the Planning Board; Jane Meigs and David Dembo as co-chairs of the CAC and Colleen Lutz and Joe Brown as co-chairs of the CSCTF. In addition, Colleen Lutz and Philip Hack will be considered for appointment as members of the Planning Board.

4) Annual Document Reviews – I have gotten a few suggested edits and comments on the Fee Schedule, but nothing on the Purchasing Policy or Financial Process Manual. We will consider these documents for approval at our January 19 meeting and will consider the Employee Handbook for approval in February, once we have revised the Handbook for changes in NYS law and have incorporated CRB documents.

5) CAC Annual Report – Outgoing CAC Chair Jamie Purinton will be presenting the 2022 CAC annual report.

6) Firefighter Property Tax Exemption – NYS passed a law in December allowing towns, counties and school districts to reduce the assessed value of the home owned by a qualifying volunteer firefighter by up to 10%. In Ancram, with a tax rate of \$2.277611 per \$1000 of assessed value, a 10% reduction in assessed value would result in a reduction of about \$22.78 per \$100,000 of property value. County and school tax exemptions would be substantially higher. County Real Property Director Suzette Booy does not believe we have time to implement this program for the current town/county tax year, which would require that we pass a local law and accept exemption applications by March 1, but we are looking into this.

7) Planning//Zoning/Building Permit Application Process Review – Nan Stolzenburg has completed her interviews and has drafted a preliminary set of recommendations on how to streamline and simplify our Planning/Zoning/Building Permit application processes. Her proposal is under review by the Planning Board, ZBA and Building Department and after getting comments back, will be finalized and presented to the Town Board for consideration and implementation.

8) Revaluation Status – The Town Assessor is in the process of reviewing the new property values determined by the County's consultants based on sales prices over the past few years. This review process will be completed before March 1 and we will all be notified of our new assessed values. We have just been advised by NYS that our town equalization rate will drop from 74% in 2022 to 71% in 2023. Based on our current assessed value of \$314 million, the 71% equalization rate implies that the fair market value of Ancram properties is about \$442 million. The significance of the \$442 million assessed value is that is the number, not our \$314 million assessed value, that NYS uses to determine and allocate Ancram's share of county and school district taxes to Ancram taxpayers. More details to come as we get more information.