

Emergency Meeting of the Selectmen of the Town of Alexander, Maine

22 January 2025

Attendance:

David Davis
Foster Carlow Jr.
Carl Oakes
David Sanford

Kristy Crawford

And the owner(s) of the property designated for the purposes of this meeting "A2024"

Meeting called to order at 2:00 PM

Appoint to a Town Position

Motion for Dana Porter to be appointed to the Town Planning Board of Appeals by Foster and 2nd by Carl.

Voting: 4 for

Abatement of Local Property Taxes

Kristy had written on the whiteboard and explained the three kinds of options that the selectmen have for this situation:

1. Grant an abatement, partially or in full, because of poverty or hardship. In this case, the town loses any of that money, but it is straightforward.
2. General Assistance money can be used to pay the property tax bill. This is decided by the town General Assistance administrator who is Foster, and Carl is the backup. The State would reimburse most of this money. However, the State will also likely scrutinize the property owner's finances and the Board's decision. If the State is dissatisfied, it may not reimburse or worse.
3. Give a waiver of lien. The Board can waive the right to foreclose and grant an additional six months time to pay the taxes. This would usually only be done in the case of property that would cost the town more to receive it than the property is worth, such as a toxic waste dump that needs tons of money to clean it up or a dangerous building that requires tons of money to make it safe. MMA does not recommend taking this route.

Motion to go into executive session in order to discuss 1 property tax abatement, labelled "A2024",

per 36 M.R.S. § 841(2)(E) by David D. and Foster at 2:10 PM.

Voting: 4 for.

Out of executive session at 2:45.

Motion to grant 1 partial abatement for property "A2024" in the amount of \$404.42 pursuant to Title 36 M.R.S. § 841(2) by David D. and 2nd by Foster
Voting: 4 for

Motion to adjourn by Foster and David D.
Voting: 4 for

End time: 2:54 PM

(WRITTEN DECISION, IN REDACTED FORM, ON PAGE 2)

Decision of the Board of Selectmen of the town of Alexander, Maine

Concerning a tax abatement
According to Maine Law 36 M.R.S. § 841(2)

Rendered 22 January 2025

—REDACTED FOR PUBLIC VIEW—

To XXXXXXXXXXXXXXXX, resident and sole owner of
at XXXXXXXXXXXXXXXX
Alexander, Maine 04694,
(Which, for town tax purposes, is account # XXXX,
Map/Lot # XXXXXXXXXXXXXXXX)
(Designated in the meeting minutes as "A2024")

At the meeting held on 22 January 2025, the
Alexander Town Board of Selectmen met to
consider your application for an abatement due to
poverty or hardship of the 2022 taxes assessed on
your property at XXXXXXXXXXXXXXXX. After
reviewing the information that you provided, the
Board made the following findings and conclusions:

Findings

You are the owner of XXXX acre of land and a home
at map/lot # XXXXXXXXXXXXXXXX.
This is your primary residence.
You are receiving \$XXXXXXXX per year from social
security.
Your bank account has recently had \$5 to \$8 in it.
You own no other items of significant value.
The federal poverty level for a household of one is
\$15,060 and for a household of 2 is \$20,440.

Your 2022 property tax bill of \$XXXXXXXX.XX remains
unpaid. The lien on your house for failure to pay is
on the verge of foreclosure on January 28.

You have had several recent major medical
difficulties
You have had several recent home repair
difficulties, including electrical and septic.

You said you had not realized that your tax situation
had "gotten that bad" and that you were sorry for
not staying on top of paying.
You said that you were working on getting
assistance to pay your taxes from a relief program.

You came to the meeting with \$700 in borrowed
money to pay off the unpaid taxes.

Conclusions

Based on the Federal poverty guidelines, and the
difficulties that you have been having, the
selectmen are satisfied that you are not simply
trying to get out of paying your local property taxes
when you could have.
The selectmen are going to do all they can to make
it so you can keep your home, while balancing the
needs of the town and other taxpayers who have
paid their taxes.

Kristy Crawford, Town Tax Collector, said that
paying at least \$XXXXX monthly would pay off the
unpaid tax bills for 2023 and 2024. You and XXXXX
expressed an interest in paying \$XXXXX per month
in order to pay if off sooner, starting in March. (The
Board certainly encourages staying on top of this
from now on.)

Decision

The Alexander selectmen hereby grant you a
partial abatement, due to reasons of poverty and
hardship, of \$404.42 from your 2022 tax bill on map/
lot # XXXXXXXXXXXXXXXX, at XXXXXXXXXXXXXXXX.
And the Board accepts \$XXXXX of the \$700 that you
offered toward paying the tax bill. The Board did
not require the additional \$XXXXX with the intent to
help you get back on you feet and be able to pay
for your needs and local property taxes.

You Can Appeal

If you are dissatisfied with this decision, you have a
right to appeal the decision to the Alexander town
Board of Assessment. You must file the appeal in
writing within 60 days of receiving this decision. If
you do not appeal, then the decision is final.

Sincerely,

The Selectmen:
