



**STATE OF MAINE CHAPTER
INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS**

**Executive Board Meeting
May 15, 2025 - 10:00 a.m.
Auburn City Hall, 60 Court Street**

MINUTES

Members Present: Vice President Joe St. Peter; Secretary Barbara Brewer; Treasurer Clinton Swett (remote); Past President Karen Scammon; Executive Board Members Natalie Andrews, Lauren Asselin, Terri Duff (remote), and Kerry Leichtman (remote), Amber Poulin (remote). Bonnie Baker was also in attendance.

Members Absent: Brent Martin and Darryl McKenney

Vice President Joe St. Peter called the meeting to order at 10:09 a.m.

Secretary's Report: Karen moved to accept the minutes of the April 17, 2025, meeting as written. Lauren seconded the motion. All were in favor and the motion passed.

Treasurer's Report: Clint sent his Treasurer's Report via email this morning. We currently have a balance of \$10,423.29. He just issued reimbursement to the Secretary for promotional pens and blank labels in the amount of \$176.13. Clinton mentioned that he needs an invoice/estimate for the Augusta Civic Center room rental for our event on May 22nd. He also needs the number of gift cards that he needs to purchase for the speakers and the give-away. Karen does not have any documentation from the Civic Center yet, but she will discuss the number of gift cards required during the Education Committee Report. Barbara confirmed that only one Amazon gift card will be needed for the giveaway. Barbara already has the two Dunkin' Donuts gift cards to be given away with mugs for the other raffles. Lauren moved to accept the Treasurer's Report. Natalie seconded the motion. All were in favor and the motion passed.

Standing Committee Reports

- **Education:** Karen stated that the Education Committee has been finalizing the events for the spring meeting scheduled for next week on May 22nd. Karen verified with Natalie that Dan Stevenson no longer works for the City of Westbrook and his sole role is as the Executive Director of Midcoast Regional Redevelopment Authority. Karen also mentioned that there will be three presenters who will provide current market updates, two are from The Dunham Group (Sam LeGeyt and Bryan Plourde) and they will discuss commercial properties, and the third is from Vitalius Real Estate (Brit Vitalius) and he will discuss residential properties. Knud Hermansen will discuss easements, covenants, and other property rights, and at the end of the day Nichole Stenberg will discuss abatements, supplementals, and the concept of manifestly wrong. Karen was hoping to get more ideas for the afternoon activity. In the past we have broken into small groups, and could do that again, but Joe offered that announcements (including the updated JATA list and survey results) could be presented at that time, too, with an ice breaker of some sort. Clint mentioned that the passing of assessor Paul Mateosain would be nice to add into the announcements with a small tribute.

Natalie added that the Augusta Civic Center has not requested a deposit to date. Barbara briefly discussed the morning set up to include another table to allow for giveaway tickets and two buckets (one for the Amazon gift card giveaway, the other for the mug giveaway). Amber kindly offered to help with the tickets. Barbara then asked for a volunteer to help with name tags (printing and distributing) and Lauren kindly offered to help with the name tags. Barbara will send Lauren a list of attendees and their affiliations for printing the labels. Clint and Barbara will work at the registration table as usual, and Barbara will be responsible for the mug sales as well. Barbara also has newly minted MEIAAO promotional pens that will be available, and Kerry offered to bring IAAO promotional items as well. These promotional items can be placed near/with the history display, which we will hopefully have on hand.

Registration next Thursday starts at 8:00. Most Board members will be at the Civic Center by 7:45. Barbara asked which room the event will be held in, Karen believes the room to the left on the first floor is the correct location. Natalie will find the name of the assigned room and email the location to the Board.

- **Legislative:** Joe thanked Kerry for his work as part of the Legislative Policy Committee. Kerry offered to give a brief legislative update at our spring meeting next Thursday. Kerry mentioned it has calmed down recently so he isn't in Augusta as much. Joe asked Kerry to discuss any property tax relief updates. Kerry mentioned that the homestead exemption amount may go to \$50,000 next year if approved and that the 3% increase in homestead exemption reimbursements to municipalities looks like it will pass. Kerry added that there is also a bill to increase the property tax fairness credit and to create a study group to produce recommendations. Karen asked if the increased homestead had age, income, or other restrictions, and he answered "no."
- **Membership:** Barbara reported that there are currently 144 paid members of the Maine Chapter of the IAAO and 3 pending members.
- **Audit:** None
- **Nominating:** None
- **Communications:** Joe is still working on the same items as reported at our last meeting. Bill Brunelle suggested to Joe that Verna Sharpe could author an article for the newsletter since she has worked in assessing for two different states and might have a unique point of view. Joe also suggested that Brenda Cummings might be willing to draft an article on Paul Mateosain, who passed away just recently. Joe is also working on updating the Maine Chapter website. Barbara asked if the membership directory could have an "as of" date to avoid confusion about whether members listed are currently paid and active. Joe agreed. Joe was hoping to get the list of Maine Chapter committee members for 2025. Barbara will resend the list from February so that everyone has a copy.

Lastly, Joe is fine hosting the Board meetings in Auburn, but he likes to leave the office, too. He would like other suggestions for locations (such as the Lithgow Public Library which worked well) for future meetings. Kerry offered to host a meeting in his area. Karen reminded the Board that we need a new photo of the Board members at the next opportunity when we are all together.

- **IAAO:** Kerry recently participated in an IAAO representative call. There are some membership opportunities/discounts on membership that Kerry will announce at our spring meeting next week.

Ad Hoc Committee Report

- **History:** Brent found an old copy of the IAAO cookbook online at E-bay which he purchased. Joe passed the cookbook around for the Board members to look at, and he pointed out that though it was published at the international level it contains submissions from quite a few Maine assessors. Joe is still hopeful that the Maine Chapter of the IAAO can come up with a cookbook of their own.

Lauren brought in some items she recently came across while cleaning her office. She found, among other things, a copy of the 1986 Capital Improvement Plan for Rockport, a 1976 Lisbon(?) shopping study, and a copy of a newspaper article on subdivision loopholes from 1999. She will bring these items for the history display at the spring meeting next week.

Old Business

- **2025 Annual Meeting & Planning:** November 20th is the date tentatively planned for our annual meeting. Karen will be looking at different venues over the new few months (hopefully the survey that Joe has put together will give us insight into where members would like to meet). Amber offered that Trust questions would be a good topic since it was recently discussed on listserv. Karen suggested that we might consider having a real estate attorney to talk trusts. Kerry remembers a real estate attorney who spoke at a prior Chapter meeting (years ago at the Green Ladle) and offered that he would be a good speaker as he was very entertaining. Natalie suggested that subdivisions and paper streets would be another good topic. Karen agreed and added that a topic like this could be a half-day presentation since it's more complex. Karen added that Knud Hermansen might be a good presenter for this topic.
- **Property Tax School, Evening Program Volunteering/Co-sponsoring (Update).** Bonnie mentioned that Kubb and other outdoor games are slotted for Monday night at Property Tax School. On Tuesday night, the events head inside the Summit Room. Bonnie's daughter has a projector that the Board can use for pictures and to play the movie as the projector connects to a laptop. Tuesday's event will begin with speakers Bill Healey, Judy Mathiau, Kerry, and Darryl, and then will turn into a surprise celebration for the retiring assessor to be honored. Some testimonials will include Joe and (hopefully) Bill Van Tuinen (Karen will reach out to Bill). Bonnie asked if anyone had reached out the honoree's spouse. Bonnie emphasized with the surprise honoree that the events are family-friendly and open to spouses but believes that someone should tell the spouse why they should attend, too. Amber believes that Darryl reached out. Video and written testimonials would be appreciated if anyone from the Board wants to set that up. Bonnie offered that maybe some members of management in the honoree's town may want to come as well. Lauren confirmed that the jersey with the last name and retiring CMA # be ordered in blue and white. Lauren will also come up with a clever poem or other language to go with it.

Joe asked Bonnie about the attendance for Property Tax School, and she mentioned that the registrations are down 40% from last year. Board members offered that the timing might be off since a lot of graduations are happening around this same time in June. Terri asked how many attendees have registered for the Maine Chapter Spring meeting next week and Joe answered that to date we are expecting 40 attendees. Joe will send out a prompt with his survey, hopefully tomorrow, reminding members that there is still time to come to the spring meeting. As a reminder, Barbara would like to

emphasize that she needs time to get sign-in sheets, circulation sheets, paid vs not yet paid lists, name tags, etc., prepared in advance so please be kind in your timing of “there is still time to register...” No final headcount is needed between now and next week as the final number provided to the Augusta Civic Center is 50. With any luck, a few more members will register before then to get as close to 50 as possible. Joe will try to take photos (others are encouraged to take photos as well) and author a write-up of this meeting for the next newsletter as a promotion for our next Chapter meeting.

New Business

- None

Lauren moved to adjourn the meeting, and Terri seconded. All were in favor. The motion passed and the Board adjourned at 11:11 a.m.

The next meeting is scheduled for June 26th.

Respectfully submitted,

Barbara Brewer, Secretary