

**BOARD OF SELECTPERSONS**  
**Addition to Meeting Minutes from 2/6/23**

The Board started with a special meeting at 6pm because the Board sent out final demand letters on Town Owned Properties that the Town has foreclosed on. These properties are still occupied by previous owners, and they were notified that the Town would be auctioning the home or trying to come up with a resolution with the previous owner or party in possession to receive back tax money.

Tonight, the Board is dealing with 71 Sokokis Trail North, the property was foreclosed on by the Town and is currently occupied by Waldemar Gil. He has given Heath Edgerly the power to speak on his behalf and answer any questions. There is one piece of business to settle tonight and one piece only and that is a negotiation between the property owner or Mr. Edgerly if he is prepared to do so. The goal is to come up with a price of what he believes he owes in taxes and what the Town says he owes and what they would like to purchase the property back for. This can be done in several ways; they should pay their current tax bill and then a payment plan for the balance and the plan would include keeping all of their future tax bills current. This is a state form that would be filled out and would be registered at the Registry of Deeds. Until all of the taxes are paid, they will not receive the deed back to the property.

It has been the Town's policy in the past to do anything that they can do to not remove someone from their home. Unfortunately, other taxpayers have reached out to the Board wanting to know when they were going to do something about all the non-paying taxpayers. The Board decided that they needed to action.

The current tax due on this property is \$23,502.52, from the beginning of February 2023, he has not paid since 2016. There was much discussion with Mr. Edgerly. He argues that the Town owes a credit of \$9,800.00 to Mr. Gil. The Board believes that he has a credit around \$1,940.00. Heath proposed \$3,831.04 as an offer to settle the debt. The Board is not accepting that as the only payment for the back taxes.

The goal is to decide if Mr. Gil wants to buy the house back from the Town. Heath said when the Town produces paperwork that the Town owns it, he will agree to that. He wants to see more paperwork that the Town served both parties and the Town has ownership of the property. The Town lawyer has said that the Town has done everything that they were supposed to do legally and

correctly, and the Town owns the home. The Board would like to enter into an agreement where Mr. Gil can make payment to take care of the back amount.

John said he personally he thought it would be in the best interest of the Town to debit the back tax bill \$3,184.04. The Board agreed to copy everything they found in a file that was found today on Mr. Gil's foreclosure for Heath so Heath can talk over everything with Mr. Gil. John recommended to accept a plan from Mr. Gil that includes a sale price of \$20,000, the Board all agreed. That would mean \$3,502.52 is coming off the total.

Heath wants more proof that the Town owns the property. He wants a letter from Natalie, our Town attorney that says the Town legally owns the property and that we can legally sell it. John will send an email to Natalie tomorrow and that we have handled the process correctly and have her send a letter. The Board will wait to make sure Heath has all the information that he has requested and a copy of the contract that he needs to make a partial payment if they chose to. Another meeting will be set up soon.

The Board took a 5-minute break and will reintervene at 7:05 PM for an Executive Session.

These minutes were approved by the Limerick Board of Selectmen on:  
Tuesday, February 21, 2023.

Respectfully Submitted,

---

