



CITY OF WATERTOWN

BOARD OF ASSESSORS

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EARL L. SMITH, CHAIR

RICHARD V. MOYNIHAN

KATHLEEN COLLEARY

WATERTOWN BOARD OF ASSESSORS

MEETING MINUTES

April 28, 2026

On April 28, 2026, the Watertown Board of Assessors had a scheduled meeting at 9:30 a.m. in person, in the Council Chambers (2nd Floor) of the City Hall.

Meeting called into session at 9:30 A.M. by Chair, Earl Smith, present for the meeting were, Richard V. Moynihan - Board Member, Kathleen Colleary - Board Member, Sean DeRose, Assistant Assessor and Judy Gilreath, Financial Specialist - scribe. Also present, Steve DeCoursey, Attorney for the Watertown Board of Assessors.

March 24, 2026 Meeting Minutes

The Board reviewed the meeting minutes from March 24, 2026.

Richard motioned to approve the minutes / Kathleen seconded

The Board voted unanimously to accept the meeting minutes of March 24, 2026.

Watertown Housing Authority (WHA):

Before the presentation from WHA, George Proakis, City Manager, opened with a general statement regarding the City's support of these projects.

Willow Park Project 103 Nichols:

Presentation made by Jacqueline Weir, Executive Director of the WHA

Jackie was accompanied by:

Cory Mian: SVP, Real Estate Development, Preservation of Affordable Housing, Inc (POAH)

Maura Camosse Tsongas: WHA's Willow Park Development Consultant

Chhaya Kotwani: Klein Hornig (WHA/WHDC legal counsel)

Kristen Monti: Director of Housing Operations, WHA (in attendance/not part of presentation)

The Watertown Housing Presentation included 103 Nichols Avenue and Willow Park Project (full demo and rebuild). Some of the topics presented included 100% affordable housing goal, need for public/private partnership to complete the projects, as Watertown Housing is unable to fund it alone. Community Preservation Funding, the involvement of POAH, Watertown Housing Development Corp.(WHDC), Public Housing Rules to be followed.

WHDC will be sole owner of the land.

This topic will be discussed further by the Board at the May Board of Assessors meeting In Executive Session.

Review/Vote on Motor Vehicle Commitment – 2026.2 \$576,579.22

Kathleen motioned to approve the Motor Vehicle commitments.

Richard seconded.

The Board voted unanimously to approve the Motor Vehicle Excise 2026.2 commitment.

Office Updates:

Wrapping up abatements and exemptions.

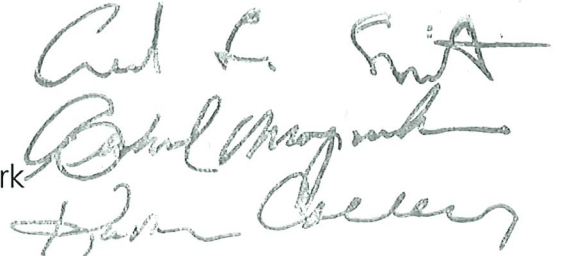
APPROVED 05-26-2026

Prepped all Forms of List for hand off to RRC.

Will be scheduling a pick up.

Condominium Conversion for the First Quarter Bill:

In the process of completing the necessary work



Old Business / New Business:

Solar exemptions to be discussed at future meetings.

Continue review of 3ABC's for housing groups.

Scheduling the next Board Meeting: May, 26, 2026 9:30 A.M.

Executive Session

The Meeting Chair recommended to go into Executive Session and indicated the Board would not reconvene the public meeting after Executive Session.

Citing Applications for abatement or exemption are confidential under G.L. 59, S 60, Meeting Chair made a motion to convene executive session under purpose 7 to comply with, or act under the authority of, that general law regarding Applications for Exemptions.

In attendance: Earl Smith, Board Chair, Kathleen Colleary and Richard Moynihan, Board Members and Sean DelRose, Assistant Assessor. Further, Judy Gilreath will remain present at the request of the Board as it is not inconsistent with the executive session, as she is an employee that has access to confidential information and is acting as an agent of the Board.

Kathleen made the motion to move to the Executive Session.

Richard seconded.

The Board voted to move to the Executive Session

Kathleen made the motion to move to adjourn the regular meeting.

Richard seconded.

The Board voted unanimously to adjourn the meeting.

The regular meeting ended at 10:23 A.M.