



Board of Assessment Review

Tuesday, June 30, 2026, 1:00 PM

Meeting Minutes

Eric Larsson, Chair
Lee Lowry

The meeting convened at 1:00 p.m. on June 30, 2026 in Room 24 at Portland City Hall, 389 Congress Street, Portland Maine.

Attendees: Board members Eric Larsson, Chair, Lee Lowry, Attorney Stephen Wagner representing the board, City Assessor Elisa Marr, Attorney for the city Michael Goldman, Assessor's Office staff Joe Montefusco, appellant representative Bill Bellomy, and board assistant Annie James.

There were no members of the public present. Board attendance was taken by roll call.

Approve the Minutes of the June 23, 2026 Board of Assessment Review Meeting

Board Chair Larsson moved to approve the minutes of the June 23, 2026 Board of Assessment Review Meeting. Board member Lowry seconded the motion, which was approved by a roll call vote of (2-0).

Board Chair Larsson introduced all parties and reviewed the meeting's agenda.

Appeal from 217 Read & Quarry Street, LLC: 217 Read Street

Board Chair Larsson opened the jurisdiction portion of the appeal for 217 Read Street. Board Chair Larsson began by reviewing the submitted exhibits. There were no objections to the submitted materials.

Board Chair Larsson moved to find that the application is timely, and Board member Lowry seconded, which was approved by a roll call vote of (2-0).

Board Chair Larsson moved to find that the taxes for 217 Read Street are current, and Board member Lowry seconded, which was approved by a roll call vote of (2-0).

Board Chair Larsson opened the floor for discussion regarding compliance with 36 M.R.S. § 706-A. The following individuals spoke: Eric Larsson, Attorney Goldman, Bill Bellomy, Lee

Lowry, Attorney Wagner, Elisa Marr.

Board Chair Larsson moved to find the Board lacks jurisdiction to hear the appeal based on the following factual findings:

1. Incomplete Responses to Requests: The City issued three separate 706-A information requests, all of which were received by the applicant. The applicant's failure to include requested documents does not equate to providing an affirmative, justified response as to why the information could not be provided.
2. Availability of Confidential Procedures: The Board rejects the applicant's assertion that they were unable to produce sensitive information, noting that the Board has an established confidential process to protect such data.
3. Non-Compliant Documentation: The profit and loss information submitted by the applicant was for the year 2025, rather than the requested year of 2024.
4. Statutory Framework: Pursuant to 36 M.R.S. § 706-A, the applicant's failure to comply with the information requests deprives the Board of jurisdiction to hear the appeal.

Board member Lowry seconded the motion, which was approved by a roll call vote of (2-0).

Appeal from 217 Read & Quarry Street, LLC: 40/70 Quarry Road

Board Chair Larsson opened the jurisdiction portion of the appeal for 40/70 Quarry Road. The following individuals spoke: Eric Larsson, Attorney Goldman, Bill Bellomy, Attorney Wagner.

Board Chair Larsson began by reviewing the submitted exhibits. There were no objections to the submitted materials.

Attorney Goldman introduced an offer of proof for the appeal of 40/70 Quarry Road.

Attorney Wagner suggested a Motion to deny the appeal of abatement of 40/70 Quarry Road based on the same reasons articulated in the appeal for 217 Read Street, instructing the board's Attorney to make findings adjusted to reflect the different property address and different exhibits, and to prepare a written decision to be reviewed and signed within 10 days. The Motion was moved by Board chair Larsson and seconded by Board member Lowry, which was approved by a roll call vote of (2-0).

Bill Bellomy departed the meeting at 2:40 p.m.

Adjournment

Board Chair Larsson moved and Board member Lowry seconded the motion to adjourn, which passed by a roll call vote of (2-0). The meeting concluded at 2:41 p.m.