

TOWN OF MENDON

Tax Abatement Hearing RCVN /a.k.a. Red Clover

Date: May 27, 2025
Hearing Time: 4:00 p.m.

Present: Megan Smith, Lindsey MacCuaig, Rich Carlson, Betsy Reddy, Jim Reddy, Al Wakefield-BOA Members, Jesse Bridge-Town Clerk and Treasurer, Joy Hatfield-Assistant Town Clerk.

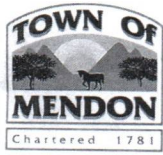
Call To Order: Jesse Bridge, Town Clerk and Treasurer, called the meeting to order at 4:02 p.m. Jesse Bridge was nominated as Chair by Betsy Reddy, seconded by Rich Carlson.

Case Introduction: Appellant Mark Allen RCVN, LLC, d/b/a Red Clover Inn was present; the appeal concerned his request of abatement of late fees and penalties due to the property's second tax payment being paid late.

The due date for the tax payment was March 10, 2025. Mr. Allen paid the 2nd payment using our online payment portal on March 23, 2025. At that time, he was assessed an 8% penalty of \$993.04 and a 1% interest penalty in the amount of \$124.13 for a total amount due of \$13,540.23. Mr. Allen paid the tax amount due without paying the assessed penalties and interest, leaving an unpaid amount of \$1,139.51, as of May 15, 2025. The unpaid amount will continue to accrue interest at a rate of 1% on the 15 of each concurrent month.

Appellant Testimony: Mr. Allen opened his testimony explaining the history of finding and purchasing the property three years ago with the goal to make the Red Clover Inn a year-round destination wedding venue. He also indicated the Inn has several upcoming monthly wedding bookings for the summer of 2025 while also having had a positive cash flow for the months of December 2024 and January 2025 through Air BNB rentals. He indicated he and his wife continue to improve the property, both inside and out, and haven't decided about the future of the restaurant operation. Mr. Allen closed his comments by adding they have retained an accountant so that any future payments will not be overlooked.

Discussion: Betsy Reddy asked Mr. Allen if he was now current on his property taxes after making the March 23rd payment. Mr. Allen said he was up to date apart from the requested abatement for the interest and penalties. Al Wakefield asked Mr. Allen how long he had owned the property and if it was currently operating. Mr. Allen stated he and his wife have owned the property for three years and specified the upcoming summer months had bookings for weddings. Rich Carlson asked if the business had experienced positive cash flow since they'd acquired it. Mr. Allen responded by saying they were still doing ongoing maintenance and renovations but that operating costs would be in a better position with an anticipated volume of wedding bookings. Mr. Allen

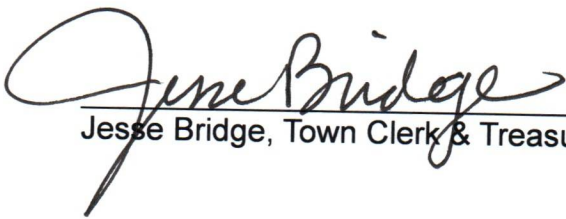


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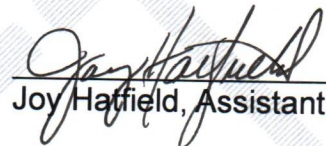
stated the Inn had a positive cash flow from Air BNB rentals for both December 2024 and January 2025.

There being no further discussion, the meeting adjourned at 4:16 p.m.

Date approved: May 28, 2025



Jesse Bridge, Town Clerk & Treasurer



Joy Hatfield, Assistant Town Clerk