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Sent: Thursday, August 18, 2016 2:27 PM
To: Mayor; Attorney's Office; susan.savage@tax.ny.gov; orpts.southern@tax.ny.gov
Cc: editor@scarsdaleneews.com; scarsdalemayra@yahoo.com; Ellen Pocost
Subject: August 17 Meeting with J.F. Ryan

I watched (at times in disbelief) last night's meeting with J.F. Ryan on my laptop

I would like to offer some comments and observations. Please feel free to forward this to the other members of the BOT, and you might also tell them they were on camera and did not need to whisper to one another or use their cell phones so frequently.

We really did not need to sit through a very poorly done PPT presentation by Mr. Ryan on his modeling theory, with nothing but 'generalities' and 'standard business practices' being verbalized, but rather would have really liked to see his actual output and his reports, and 'any' documentation, which we paid for. How could you Mr Mark, and you Mr. Essanason, allow this to happen? Were you not paying attention to him?

Mr. Ryan tried to defend the timing of his reval after only two years since the last one. Did not the state (Mr. Wolham) recommend NOT doing another one? Why did Ms. Albanese ignore his recommendation? If in fact this was a mere 'tweaking' of the 2014 evaluation, why did this 2016 reval result in more than a 10% change in valuation for ~49% of Scarsdale homeowners?

I won't even get into the issue of the 220 sales out of 499 sales used for the model. Ms. Albanese claimed there were invalidation codes, but conveniently could not provide any data. Should she not have brought that documentation to the meeting?

I am somewhat surprised that no one appeared to have properly checked Mr. Ryan's credentials, his body of work, his staff, and his relationship with Ms. Albanese. Given the trail of e-mails that has been publicized over the last several weeks, I sense a complete lack of professionalism on both their parts and also incompetence. I would suggest Ms Albanese voluntarily resign.

I find this whole thing a total disgrace and a 'black eye' on The Village of Scarsdale, and everyone of you should be quite embarrassed. If any of you worked at my company, you would have already been placed on a 90 day performance improvement plan

Robert M. Neidig