

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: REAL PROPERTY TAX SERVICES**

**DATE:           OCTOBER 26, 2009**

<b>COMMITTEE MEMBERS PRESENT:</b>	<b>OTHERS PRESENT:</b>
SUPERVISORS GOODSPEED	MICHAEL SWAN, DIRECTOR, REAL PROPERTY TAX SERVICES
BENTLEY	
THOMAS	JOAN SADY, CLERK OF THE BOARD
STRAINER	KEVIN GERAGHTY, BUDGET OFFICER
GIRARD	SUPERVISORS: PITKIN
	SOKOL
<b>COMMITTEE MEMBERS ABSENT:</b>	TAYLOR
SUPERVISORS MERLINO	DON LEHMAN, <i>THE POST STAR</i>
TESSIER	SARAH MCLENITHAN, LEGISLATIVE OFFICE SPECIALIST

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Mr. Goodspeed called the meeting of the Real Property Tax Services Committee to order at 9:30 a.m.

Motion was made by Mr. Thomas, seconded by Mr. Strainer and carried unanimously to approve the minutes from the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Michael Swan, Director of Real Property Tax Services, who distributed copies of the Agenda to Committee members; a copy of which is on file with the minutes.

Mr. Swan advised that Agenda Item 1 consisted of a correction to the tax roll from the County Treasurer's Office, which would require a Board resolution. He explained that there was only one correction this month, which was for a charge back in the Town of Queensbury.

Motion was made by Mr. Girard, seconded by Mr. Bentley and carried unanimously to authorize the correction to the tax roll from the County Treasurer's Office as outlined above and the necessary resolution was authorized for the November 20, 2009 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Agenda Item 2, Mr. Swan apprised, was a request to approve the sale of Tax Map Parcel No. 118.-1-95 in the Town of Johnsbury to Muriel Lapoint and Randy Hitchcock for the market value of \$500. He reminded the Committee at their September 28, 2009 meeting they had voted to remove the parcel from the 2009 County land auction and sell it back to the original owners.

Motion was made by Mr. Strainer, seconded by Mr. Bentley and carried unanimously to approve the sale of Tax Map Parcel No. 118.-1-95 in the Town of Johnsbury as outlined above and forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

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Proceeding to Agenda Item 3, Mr. Swan stated that the 2009 County land auction had been a success and had yielded revenues of \$204,235 of which he anticipated that 85% of this total would be received. He noted that the total in delinquent taxes owed for these properties was \$103,693.04.

Mr. Strainer queried why Mr. Swan only perceived 85% of the total revenue being received and Mr. Swan replied that he anticipated that the bids for certain properties would be reneged as they had been in prior years. He noted that the County would retain the initial deposit for these properties and the parcel would be sold to the next highest bidder if applicable.

Mr. Girard asked what the deadline was for the final payment on the parcels and Mr. Swan responded that it was December 17, 2009. He explained that if the parcels were not paid in full by the deadline they would be made available to the second highest bidder if applicable.

Mr. Strainer inquired how much the parcel located on Belle Avenue in the Town of Queensbury sold for and Mr. Swan replied that it sold for \$1,000. Mr. Strainer said that he was opposed to selling property at auction because the amount netted was not as much as could be gained by selling through a real estate agent.

Motion was made by Mr. Girard, seconded by Mr. Thomas and carried by majority vote to approve the bids from the 2009 County land auction parcels to the highest bidder, with Mr. Strainer voting in opposition, and the necessary resolution was authorized for the November 20, 2009 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Agenda Item 4, Mr. Swan stated, referred to the 2010 County land auction. He said that there were approximately 500 parcels delinquent on their taxes, which he noted, was the highest number he had ever seen during his career with the County.

Mr. Swan suggested researching whether the auctioneer could provide additional staff to collect deposits and issue purchase agreements to save the County the cost of overtime paid to employees of the County Treasurer's Office. He said that he would need to meet with the County Treasurer to discuss the matter further.

It was the consensus of the Committee that Mr. Swan meet with the County Treasurer to discuss the matter further and report back to the Committee.

Concluding the Agenda review, Mr. Swan apprised that he had concerns with regards to the possibility of the 2010 County Budget not being approved until early December. He said that this would not leave his Office a sufficient amount of time to calculate the tax rates, have them approved by the Towns and the County and the bills printed by December 23, 2009, which was when the collectors required them. He explained that if the collectors did not receive the bills by December 23<sup>rd</sup> they would be unable to release them to the taxpayers prior to the January 1, 2010 deadline, which date was a requirement of Real Property Tax Law. He pointed out that this may cause a cash flow issue for the County, as it would delay the payment of the taxes from the collectors.

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Mr. Goodspeed queried if Mr. Swan had spoken to the County Attorney's Office with regards to this issue and Mr. Swan replied in the negative.

Discussion ensued.

Pursuant to further discussion on the matter it was determined that Mr. Swan should discuss the matter further with the County Attorney's Office.

Prior to the conclusion of the meeting, Kevin Kinnarney, resident of the Town of Warrensburg, requested to address the Committee regarding Tax Map Parcel No. 210.2-1-5.2 located in the Town of Warrensburg. He said that he had been informed that the parcel was included in the 2009 County land auction; however, he stated, he had been notified that the parcel had been sold the day before the auction. He voiced his concern that he had not been informed that the property was for sale, as he had been using it for the past ten years and in prior years had expressed a desire to purchase the parcel. He asked if it was possible to stop the sale of the property and allow him an opportunity to purchase it.

Mr. Swan advised that the property had not been sold and the County Attorney's Office was currently reviewing the matter. Mr. Goodspeed apprised Patricia Nenner, Second Assistant County Attorney, informed him that she was researching the matter and would report back to the Committee at a later date.

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Girard and seconded by Mr. Bentley, Mr. Goodspeed adjourned the meeting at 9:51 a.m.

Respectfully submitted,

Sarah McLenithan, Legislative Office Specialist