

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: SEPTEMBER 23, 2010

COMMITTEE MEMBERS PRESENT:	OTHERS PRESENT:
SUPERVISORS	MICHAEL SWAN, DIRECTOR, REAL PROPERTY TAX SERVICES
GOODSPEED	FREDERICK MONROE, CHAIRMAN
BENTLEY	PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
THOMAS	JOAN SADY, CLERK OF THE BOARD
MERLINO	KEVIN GERAGHTY, BUDGET OFFICER
STEC	SUPERVISORS TAYLOR
MCDEVITT	VANNES
	STRAINER
COMMITTEE MEMBER ABSENT:	LOEB
SUPERVISOR GIRARD	TERI ROSS, ASSESSOR - TOWN OF QUEENSBURY
	DON LEHMAN, <i>THE POST STAR</i>
	JOANNE COLLINS, LEGISLATIVE OFFICE SPECIALIST

Mr. Goodspeed called the meeting of the Real Property Tax Services Committee to order at 9:55 a.m.

Motion was made by Mr. McDevitt, seconded by Mr. Thomas and carried unanimously to approve the minutes of 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 (RPTS), who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. Swan allowed the Committee time to review the corrections from the Treasurer's Office reflected on the Chargeback of Taxes Report included with the agenda.

Motion was made by Mr. Thomas and seconded by Mr. Stec to approve the corrections as presented.

Chairman Monroe noted substantial changes for the Harris Bay Yacht Club and NDC Realty at approximately \$1.5 million and \$800,000, respectively. Mr. Swan expounded that the changes were a result of the current economic conditions. Mr. Stec advised the reduction in assessed value for the Harris Bay Yacht Club was a result of court litigation. Regarding the NDC Realty property on Corinth Road, Mr. McDevitt concurred that the change in assessment was a result of the current real estate market and the overall state of the economy.

Mr. Goodspeed called the question and the motion was carried unanimously to approve the corrections from the Treasurer's Office and the necessary resolution was authorized for the October 15, 2010 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Swan addressed the Warren County Property Auction to be held on October 16, 2010 at 10:00 a.m. in the Supreme Court Room, for which attendees were advised to arrive at 9:00 a.m. for registration. He informed that additional copies of the auction parcel publication would be available later today. The properties, he stated, included twenty nine parcels, of which six were

vacant residential buildings.

Pertaining to new business, Mr. Swan informed of a meeting of the Warren County Assessors Association held recently. He stated that discussions took place with regard to the uniform scheduling of the 2012 reassessments throughout Warren County municipalities. He apprised that representatives from approximately nine Towns were in attendance and were agreeable to the idea. In terms of economy of scale, he said, the necessary staff required to carry out the assessments could be hired by the County with salary expenditures to be reimbursed by the respective Towns. He explained that funds were not available within the County budget for same; however, he said, cost savings could be realized if staff was hired by RPTS to carry out all reassessments within the same time period. Staffing would include data collectors, as well as assistants for informal hearings, field reviews, and commercial evaluations. Mr. Merlino stated that the Assessor for the Town of Lake Luzerne was in favor of the idea. Mr. Swan added that he would research the options of hiring staff versus contracting for the necessary services, and he noted that a new reassessment aide package from New York State would pay \$5 per parcel to the County for each reassessment with a stipulation that another reassessment be conducted within four years; and \$2 per parcel would be paid for the non-assessment years.

Mr. Goodspeed stated that the Town of Johnsbury was in agreement. Mr. Thomas asserted that although he was not opposed to the idea, he did not think the Stony Creek Assessor would be supportive of it, due to the need to reset State land values which were significantly disproportionate. Mr. Goodspeed noted that he had observed an increase in the number of litigations and he asserted that re-valuations would deter same. In terms of scheduling, Mr. Swan asserted that the optimum time within which to commence the re-valuation processes would be within the next year or two due to the fact that the real estate market would be at or near the bottom of the valuation trend. Mr. Goodspeed concluded that the next step would be Committee review of a detailed proposal from Mr. Swan. Mr. Swan concurred and noted that some additional time was required to allow the Assessors to meet with each Town Board prior to the finalization of a proposal.

Paul Dusek, County Attorney/Administrator, informed that no action was required by the Board of Supervisors pertaining to copies of legal documents recently served to the Warren County Supervisors concerning a legal matter of assessment against the City of Glens Falls. Mr. Dusek expounded that after a full evaluation of the documents, it was his determination that the matter would be handled by the City of Glens Falls.

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Stec and seconded by Mr. Thomas, Mr. Goodspeed adjourned the meeting at 10:14 a.m.

Respectfully submitted,
Joanne Collins, Legislative Office Specialist