

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: JUNE 30, 2015

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
MCDEVITT
MERLINO
BEATY

COMMITTEE MEMBER ABSENT:

SUPERVISOR DICKINSON

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
MARTIN AUFFREDOU, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER

SUPERVISORS BROCK
STROUGH
TAYLOR
THOMAS
WOOD

MICHAEL SWAN, WARREN COUNTY TREASURER

DON LEHMAN, *THE POST STAR*

SAMANTHA HOGAN, SECRETARY TO THE CLERK OF THE BOARD

Mr. Monroe called the meeting of the Real Property Tax Services Committee to order at 10:00 a.m.

Motion was made by Mr. McDevitt, seconded by Mr. Merlino and carried unanimously to approve the minutes of the previous Real Property Tax Services Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Lexie Delurey, Director of Real Property Tax Services, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing the agenda review, Ms. Delurey requested approval of the list of chargebacks and refunds from the Treasurer's Office. She explained that they consisted of two chargebacks for City of Glens Falls Tax Map Parcel No. 302.11-4-8 for the years 2014 and 2015, and six refunds for various parcels to correct clerical errors and value reductions from 2006.

Motion was made by Mr. McDevitt, seconded by Mr. Merlino and carried unanimously to approve the request as presented and the necessary resolution was authorized for the July 17th Board meeting; *a copy of the resolution request form is on file with the minutes.*

In regards to Town of Warrensburg Tax Map Parcel No. 211.17-2-43.2, Ms. Delurey noted the parcel was still under review. She advised she had spoken with Larisa McKenny, the neighboring property owner, in regards to having the property merged into theirs at no cost and Ms. McKenny indicated that she would speak to her attorney about the matter and let Ms. Delurey know what she decided. Ms. Delurey stated she would wait a week to see if she heard anything from Ms. McKenny and if she was not interested she would inquire with the neighbors on the other side of the parcel as she had observed they were mowing it. Ms. Delurey indicated the reason she had started this process by inquiring with Ms. McKenny was because the parcel had originally been part of her property, but a subsequent error in the deed had excluded the six foot strip of property in question.

Moving on to Information for Discussion, Ms. Delurey stated Town of Warrensburg Tax Map Parcel No. 211.13-3-35 had been used as a garage, as well by an oil company in the past, and the possibility of soil contamination had stalled the foreclosure process. She stated that she had spoken with Chairman Geraghty who advised Phase I environmental testing had been completed by the Town of Warrensburg five years ago. Ms. Delurey stated that she would like to move forward with refreshing the

environmental testing for the parcel and she presented a request to allow the County Attorney to file an application with the court for Temporary Incidents of Ownership, to complete a newer Phase I report.

Privilege of the floor was extended to Martin Auffredou, County Attorney, who stated the property was .25 acres in size and had a history of being owned and controlled by enterprises in the oil business, as far back as 1942. He noted he had obtained a copy of the Phase 1 environmental report completed by the Town of Warrensburg which noted there was no clear view of contamination, but suggested that a Phase 2 report, which included a soil sampling, be completed due to the history of the property. He noted the Phase 1 report was well written, but it was five years old. Mr. Auffredou stated it was his recommendation that the property be removed from the foreclosure proceedings last year and he suggested that the Committee authorize Ms. Delurey's request to seek Temporary Incidents of Ownership under the provisions of the Environmental Conservation Law to allow for further environmental inspection to be completed legally; he added this would allow for an updated Phase 1 report to be generated, as well as for any necessary steps suggested by the engineers completing the report to be taken. He noted that a resolution had been previously approved indicating these types of projects could be completed for an amount not to exceed \$2,000. Mr. Auffredou further noted that Mike Swan, Warren County Treasurer, had advised the Environmental Testing Fund had been created for such instances.

Mr. Auffredou reiterated the request presented was for authorization to submit an application to the court for Temporary Incidents of Ownership; he added that the Committee was also requested to authorize an appropriation of \$2,000 from the Environmental Testing Reserve Fund to Budget Code A.1355 470 (Real Property Tax Service Agency, Contract) to fund the Phase I environmental testing work for Town of Warrensburg Tax Map Parcel No. 211.13-3-35.

Mr. McDevitt questioned if the Phase I review included testing soil samples, and Mr. Auffredou answered in the negative stating that Phase I consisted primarily of a record search. Mr. Auffredou added that he believed that Clark Patterson Lee would be updating the record search and possibly recommending a Phase 2 be completed.

Mr. McDevitt inquired whether funds were available if Phase 2 testing was deemed necessary, and Mr. Swan replied affirmatively. Mr. Swan noted that they had separated Phase 2 into two different phases to save a little bit of money; however, he added, there was well over \$100,000 in the Environmental Testing Fund for these purposes.

Motion was made by Mr. Merlino, seconded by Mr. McDevitt and carried unanimously to approve the request as presented and refer same to the Finance Committee; *a copy of the resolution request form is on file with the minutes.*

Concluding the agenda review, Ms. Delurey noted 25 properties had been posted for foreclosure auction purposes. She stated that there were still 221 properties in danger of foreclosure and the last day to submit payment or make payment arrangements would be July 17th. Ms. Delurey advised the "Last Chance" meeting was scheduled for August 10, 2015.

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Merlino and seconded by Mr. McDevitt, Mr. Monroe adjourned the meeting at 10:13 a.m.

Respectfully submitted,
Samantha Hogan, Secretary to the Clerk of the Board