

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: SEPTEMBER 28, 2015

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
MCDEVITT
BEATY

OTHERS PRESENT:

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

COMMITTEE MEMBERS ABSENT:

SUPERVISOR DICKINSON
MERLINO

SUPERVISORS BROCK
SEEBER

MICHAEL SWAN, WARREN COUNTY TREASURER
SAMANTHA HOGAN, SECRETARY TO THE CLERK OF THE BOARD

Mr. Monroe called the meeting of the Real Property Tax Services Committee to order at 12:08 p.m.

Motion was made by Mr. McDevitt, seconded by Mr. Beaty and carried unanimously to approve the minutes of the prior 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 her agenda to the Committee members; *a copy of the Real Property Tax Services agenda can be found on file with the meeting minutes.*

Commencing the agenda review, Ms. Delurey advised both of the action items included on her agenda pertained to Town of Warrensburg Tax Map Parcel No. 211.17-2-43.2. She reminded the Committee members of past discussion on this parcel, recalling that it had been acquired by the County through foreclosure and they had been attempting to contact a neighboring property owner to determine whether there was any interest in acquiring the parcel. Ms. Delurey advised that while the first property owner asked had declined the offer, a second had expressed interest as per information she had received from the Town of Warrensburg Assessor. She then presented two resolutions relating to this specific parcel, the first seeking to delete outstanding taxes in the amount of \$312.09, with chargebacks to the proper entities, and the second to transfer title for the parcel to Betty J. Reynolds and to waive the Warren County recording fees in the amount of \$55. Ms. Delurey pointed out this action would put the parcel back on the tax rolls and allow property taxes to be collected.

Motion was made by Mr. McDevitt, seconded by Mr. Beaty and carried unanimously to approve both of the aforementioned requests and the necessary resolutions were authorized for the October 16th Board Meeting.

Moving on, Ms. Delurey reviewed the Information for Discussion/Review portion of the agenda, as follows:

1. **Update on Queensbury 308.10-1-65** - Ms. Delurey advised Ryan Wild, *of Creative Spaces, LLC*, had approached the Town of Queensbury for approval to move forward in building a home on the parcel in question. She said Mr. Wild had come into her office last week and signed a purchase offer memorandum; she noted the Committee had previously authorized an extension until October 31, 2015 for Mr. Wild to pay his bid of \$11,000, as well as last year's school taxes (\$4,290.48). Ms. Delurey confirmed that once Mr. Wild had submitted the total amount owed (\$15,290.48) to the Treasurer's Office, the County Attorney's Office would prepare the necessary deed documents for recording and filing. Ms. Delurey noted that Mr. Wild would be responsible for any filing or recording fees, as well.
2. **Bolton parcel 171.18-1-22 & Stony Creek parcel 260.-1-33** - Ms. Delurey advised this parcel in the Town of Bolton was currently undergoing a foreclosure procedure and she apprised she had received a letter from the Town of Bolton indicating their interest in obtaining the parcel once this process was complete. She said that in the past, if a town was interested in obtaining a

parcel such as this after the foreclosure process they typically forwarded a letter indicating their intent to do so, as had occurred in this case. Ms. Delurey advised that in these instances a town usually acquired property in foreclosure status in return for either the outstanding taxes owed or one-third of the market value, whichever was less. She further advised that the amount of outstanding taxes owed would apply in this case and the Town of Bolton would be paying the \$487.09 outstanding. Ms. Delurey indicated that before any action to transfer the property could be taken, they needed to complete the foreclosure process.

Mr. Monroe questioned whether an appraisal would be needed to determine what one-third of the property value would be and Ms. Delurey replied in the negative, advising that the parcel was already at 100% valuation; she added that by using the Assessor's market value they were able to determine that the amount of taxes owed was less than one-third of the market value.

With respect to Town of Stony Creek parcel 260.-1-33, Ms. Delurey pointed out two maps included in the agenda packet depicting the parcel in question which reflected one oddly shaped property bisected by the County's railroad right-of-way property and surrounded by other parcels owned by National Grid. She said that following discussions with Martin Auffredou, *County Attorney*, Mr. Thomas, *Town of Stony Creek Supervisor*, Jeffery Tennyson, *Superintendent of Public Works*, and Paul Butler, *Director of Parks, Recreation & Railroad*, they had determined the best course of action for this parcel may be for the County to retain and merge it with their existing railroad property. Ms. Delurey explained the current owner of the parcel had acquired it through a foreclosure auction, likely not realizing the parcel was inaccessible, and it was now being re-acquired by the County through foreclosure.

Mr. McDevitt questioned whether National Grid may have an interest in acquiring the parcel and Ms. Delurey responded they had considered this possibility but determined it would likely require too much work to get National Grid to accept the parcel. Mike Swan, *County Treasurer and former Director of Real Property Tax Services*, indicated that this parcel had been acquired several times through the foreclosure process; he added that once, in the past, the County had contacted National Grid, which was at that time called Niagara Mohawk, to see if they had any interest in acquiring the property, but they had not. Mr. Monroe mentioned the odd shape of the parcel and Mr. Swan advised he was unsure why it had been created this way but said it had been like this since at least the 1970's. Mr. Swan noted that this was a difficult parcel to sell because of its location.

Mr. Monroe questioned what action was necessary and Ms. Delurey answered that she would present a request to retain and annex the property to the County's existing railroad right-of-way once the foreclosure process was complete. She added that she had pulled the parcel from the Foreclosure Auction in anticipation of this suggested action taking place.

Mr. Monroe noted that since the Real Property Tax Services Committee's "Last Chance" meeting he had approved several payment agreements to avoid foreclosure action. Ms. Delurey confirmed that there had been 30 parcels to be auctioned and that number had been reduced to 25.

Ms. Delurey concluded her review of the agenda with a review of the 2016 Budget requests for Budget Codes A.1355, *Real Property Tax Service Agency*, and A.1970, *Supplies to Towns*; *copies of both budget submissions can be found on file with the meeting minutes*. No suggestions for changes to the budget request were made and the Committee was unanimously in favor of referring same to the Budget Officer.

There being no further business to come before the Committee, on motion made by Mr. McDevitt and seconded by Mr. Beaty, Mr. Monroe adjourned the meeting at 12:25 p.m.

Respectfully submitted,
Samantha Hogan, Secretary to the Clerk of the Board
As transcribed by Amanda Allen, Clerk of the Board