

**WARREN COUNTY
REAL PROPERTY TAX SERVICES AGENCY**

Michael R. Swan
Director

Lexie Delurey
Deputy Director

AGENDA

REAL PROPERTY TAX SERVICES

COMMITTEE MEETING

MARCH 29, 2010

- 1) Corrections from the Treasurers Office.
- 2) Review of pending items.
- 3) Delete taxes on two parcels.
- 4) 2010 Foreclosure.
- 5) Restricting who can bid at the County Public Auction.

- ITEM 1) Attached is a list of corrections from the Treasurers Office that will require a Board resolution.
- ITEM 2) Attached is a list of 13 pending items from previous Real Property Committee Meetings. Most of the items have been completed or are no longer needed. I would request that the following items be removed from the list for the reasons indicated;
- 1) The DEC has not responded to our requests for inspections and clean up of sites that many have continuation. They have indicated that the Brown Fields program should be used.
 - 2) This has been determined to be a Town function and the county has no authority to force clean up or maintenance of property that has gone through a county auction.
 - 4) Both towns have chosen not to do revaluations for 2011. This was on my recommendation due to a lack of sales in each town, the unstable real estate market, and the lack of staff in Real Property to properly support the projects.
 - 5) I have not been able to determine if there is any effect on property values as a result of the new APA shore line regulations.
 - 6) Per research done by my office and the county attorneys office, it cannot be determined if the county has title to any property at the intersection of Route 9 and Bloody Pond Rd. Therefore, we cannot declare there is any surplus land there to be sold.
 - 7) This parcel has been offered to the Town of Queensbury for access to adjoining property behind it. There are no surveys or a deed description for the parcel as it is what is left from the 1917 purchase by the county. Surveying the parcel would cost more than the parcel is worth.
 - 9) Warrensburg parcel 198.-1-9 has no separate description. It was part of the County Farm Parcel purchased in the 1800's and was only split out by the 1969 tax maps because DPW had a shed on that portion of the property. The parcel should be deleted and combined back into the old County Farm Parcel.
 - 11) The prior owner of Warrensburg parcels 184.2-1-4 and 184.2-1-5 was given until September 2009 to purchase the property back from the county for the appraised value. They did not come forward to complete the purchase so the property will be included in the October 2010 land auction.
 - 12) I have reviewed this option with Mr. O'Keefe and it was determined that the county would be better served by having our own staff at the auction collecting the bid deposits.
 - 13) The only way to collect more tax dollars from the State of New York is to raise the assessment on state owned land. However this will bring legal action from the State of New York against the town that raises the assessment, which is very costly to defend.

- ITEM 3) The Treasurers Office has requested that the back taxes on the following parcels be deleted. Warrensburg parcel 223.-1-14 has 1994 outstanding taxes of \$ 254.22. This is property purchased by Warrensburg for the sewer treatment plant. Queensbury parcel 303.12-1-3 has 2010 taxes in the amount of \$ 715.40. This is a parcel purchased by the county on Queensbury Avenue for the airport.
- ITEM 4) The 2010 foreclosure is going well. The abstracts are all done and the actions will be mailed this week to property owners. There are approximately 425 parcels on the list. Last year we mailed to 348 property owners. Also, there are a large number of commercial properties and high dollar residential properties on the list at this time.
- ITEM 5) Supervisor Thomas has requested that the committee look into the possibility of not allowing persons who have delinquent taxes or who have lost property to the county to bid at the public land auction. There is a concern that some one might try to purchase their property back at the auction for less than the amount of the delinquent taxes.

From: Collins, Joanne
Sent: Thursday, February 25, 2010 8:31 AM
To: Swan, Michael
Subject: Real Property Tax Svcs - Pending Items
 Mr. Swan:

The next meeting of the Real Property Tax Services Committee is scheduled for Monday, March 1, 2010 at 9:30 a.m. in the Board room. Please note the pending items for your Committee are listed below.

REAL PROPERTY TAX SERVICES:

- 1) Committee to await a decision from NYSDEC pertaining to contaminated properties for further discussion at the next Committee meeting. (05.30.08)
- 2) County Attorney's Office to research what options the county has available regarding purchasers of foreclosed properties being held responsible for bringing the property up to code and maintaining it. (06.30.08)
- 3) Committee to discuss which Towns would work well with shared Assessors and how a County-wide reassessment could be developed. (03.30.09)
- 4) Mr. Swan to develop and issue an RFP for 2011 valuation work in the Towns of Thurman and Johnsburg, pending the review and approval of the Purchasing Agent and the County Attorney's Office. (03.30.09)
- 5) Mr. Swan to research whether a cost impact could be calculated relative to APA modifications for shoreline improvements utilizing assessments as a point of statistical analysis to determine whether the impact could be calculated. (01.26.09)
- 6) Committee tabled action on County surplus land located at the intersection of Route 9 and Bloody Pond Road pending additional information. (03.02.09)
- 7) County Attorney to research survey options or deed plot on Tax Map parcel No. 288.-1-44 on Gurney Lane. (03.02.09)
- 8) County Attorney to contact adjoining landowner relative to Tax Map Parcel No. 289.8-1-44 with respect to Eminent Domain procedures. (03.02.09)
- 9) Committee approved the in-house preparation of a description for Tax Map Parcel No. 198.0-1-9 which was surplus property located on Schroon River Road. (03.30.09)
- 10) County Attorney's Office to research the manner in which other Counties address abuse of the installment program used for payment of delinquent property taxes. (06.29.09)
- 11) Committee authorized the re-selling of two parcels (Tax Map Parcel Nos. 184.2-1-4 and 184.2-1-5) that were taken into foreclosure last year at appraised value, based on opinion of value by Mike Swan. (08.10.09)
- 12) Mike Swan to research the option of including staff provided by the auctioneer to collect deposits and issue purchase agreements instead of paying overtime to the County Treasurer's Office staff and report back to the Committee. (10.26.09)
- 13) Mr. Swan to work with the County Attorney's Office to determine the options available to the County for collecting the total amount bill for property tax assessments to the State. (12.03.09)

Thank you,

Joanne Collins
 Legislative Office Specialist
 Warren County Board of Supervisors
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 Lake George, NY 12845
 518.761.6532
collinsj@co.warren.ny.us

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

**Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.*

DEPARTMENT NAME: Real Property

DATE: March 29, 2010

- (a) Purpose of Request: To to a Charge back on Stony Creek Parcel 246.19-1-41 per agenda item # 1
- (b) Details:
- (c) Previous Resolution Number:
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: Real Property

DATE: March 29, 2010

- (a) Purpose of Request: To amend Resolution 625 of 2007.

- (b) Details: Change the last day to redeem delinquent taxes from July 15 to August 6 and the Last Chance meeting will need to be moved to August 16. This is for 2010 only. In 2011 the dates listed in Res. 625 will work.

- (c) Previous Resolution Number:

- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

Warren County Board of Supervisors

RESOLUTION NO. 625 OF 2007

Resolution introduced by Supervisors Belden, Monroe, Champagne, Haskell, Bentley, F. Thomas and Geraghty

ESTABLISHING A TIMETABLE FOR DELINQUENT TAX PROPERTY FORECLOSURE AND AUCTION AND RESCINDING RESOLUTION NO. 189 OF 2003 - REAL PROPERTY TAX SERVICES DEPARTMENT

WHEREAS, the Real Property Tax Services Committee, after discussion with the County Attorney and Director of the Real Property Tax Services Department, has recommended that a new timetable be established relating to the yearly tax foreclosure proceeding and County public land auction, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby adopts the following timetable relating to the yearly tax foreclosure proceeding and County public land auction:

- Second Friday in July - Last day to redeem;
- Within ten (10) days after last day to redeem - Real Property Tax Services to post all properties that have not been redeemed;
- Second Monday in August - Last Chance Meeting of Real Property Tax Services Committee;
- August to October - County to obtain title to unredeemed parcels;
- Third Saturday in October - County public land auction; and be it

further

RESOLVED, that Resolution No. 189 of 2003 establishing an August date for the County public land auction, is hereby rescinded.

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

**Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.*

DEPARTMENT NAME: Real Property

DATE: March 29, 2010

- (a) Purpose of Request: Per Treasurers Office request, delete past due taxes on Warrensburg parcel 223.-1-14 in the amount \$254.22 and Queensbury parcel 303.12-1-3 in the amount of \$ 715.40
- (b) Details:
- (c) Previous Resolution Number:
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount: