

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES

DATE: SEPTEMBER 27, 2018

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: DICKINSON
BRAYMER
SIMPSON
STROUGH
MCDEVITT
MERLINO
HOGAN

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
RONALD F. CONOVER, CHAIRMAN OF THE BOARD
RYAN MOORE, COUNTY ADMINISTRATOR
AMANDA ALLEN, CLERK OF THE BOARD
AMY LAVINE, 1ST ASSISTANT COUNTY ATTORNEY
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS GERAGHTY
SOKOL
WILD

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: LOEB
HYDE

MIKE SWAN, COUNTY TREASURER
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
RYAN DICKEY, 2ND ASSISTANT COUNTY ATTORNEY
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the September 27, 2018 meeting of the Environmental Concerns & Real Property Tax Service Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:

<http://www.warrencountyny.gov/gov/comm/Archive/2018/environmental/>

Mr. Dickinson called the meeting of the Environmental Concerns & Real Property Tax Service Committee to order at 10:01 a.m.

Motion was made by Mr. Simpson, seconded by Mr. Strough 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 Lexie Delurey, *Director of Real Property Tax Services*, who distributed copies of her agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Ms. Delurey commenced her agenda review with the Section VI, pertaining to privilege of the floor, noting that Beth Jones, *owner of Town of Warrensburg Tax Map Parcels Nos. 210.16-2-79 and 210.16-2-80*, was present to speak regarding the past due taxes owed on her properties. Ms. Jones indicated she had the funds available to pay her past due taxes in full; she asked the Committee to accept the payment to redeem her properties and remove them from the 2018 foreclosure action.

Motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to accept payment of the taxes owed for the aforementioned parcels in order to remove them from the 2018 foreclosure action.

Ms. Delurey informed that Paul Ungar, *owner of Town of Thurman Tax Map Parcel No. 196.-1-37*, would be arriving shortly to discuss the outstanding taxes for his property. She suggested that they proceed with the agenda review and return to this item when Mr. Ungar arrived.

Moving to the Action Agenda/New Business items, Ms. Delurey presented the following requests:

1. To amend Resolution No. 315 of 2018 to change the amount of taxes being deleted from \$771.74 to \$662.66.

Motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to approve the request and the necessary resolution was authorized for the October 19th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

2. To delete the Town of Queensbury Tax Map Parcel No. 290.17-1-48 from the Warren County Tax Map and merge it with Warren County Route 17/Haviland Road; and
3. To delete the outstanding taxes plus any additional foreclosure charges for Town of Queensbury Tax Map Parcel No. 290.17-1-48 following the foreclosure action.

Ms. Delurey explained this parcel should become County-owned as there was already County drainage on the parcel; she added it should be added to the highway and maintained by the Warren County Department of Public Works. Mr. Strough advised that he supported this request, adding there was not only drainage, but sidewalks and utilities that could be added as well, but also the potential for widening the road for pedestrians/bicycling. He said it was a good thing to incorporate the property into Haviland Road, indicating there were constant issues with small, unhabitable parcels. Ms. Delurey mentioned she was trying to prevent tax roll-over issues with parcels that had no value. Mr. Dickinson asked Ms. Delurey to contact the individual who owned the parcel next to the one the County was absorbing.

Motion was made by Mr. Simpson, seconded by Mr. Strough and carried unanimously to approve the requests as presented and the necessary resolutions were authorized for the October 19th Board Meeting. *Copies of the resolution request forms are on file with the minutes.*

Privilege of the floor was extended to Mr. Unger who indicated he had the full amount of outstanding taxes owed for his property and he requested that the Committee authorize acceptance of his payment.

Motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to accept payment of the taxes owed for Town of Thurman Tax Map Parcel No. 196.-1-37 and remove same from the 2018 foreclosure action.

Moving on to the Information for Discussion/Review portion of the agenda, Ms. Delurey spoke of the Parcel Status Report for Town of Queensbury Tax Map Parcel No. 240.-1-60, informing the delinquent taxes totaled \$1,333.43. She mentioned this was the parcel discussed in previous meetings which was located near Lake George; she apprised Mr. Dickinson had recommended that she contact the Lake George Land Conservancy to inquire if they were interested in acquiring the parcel. She reported the Conservancy was interested in obtaining the property if it could be provided as a donation, for which they would pay any closing costs and filing fees. She mentioned the Conservancy had requested that the delinquent taxes be deleted as part of this transaction. She described the parcel as protected wetlands which included tamarack black spruce swamp trees and she noted the Conservancy was interested in acquiring the land to protect it.

Motion was made by Mr. Strough, seconded by Mr. McDevitt and carried by majority vote, with Ms. Braymer abstaining, to authorize the donation of Town of Queensbury Tax Map Parcel No. 240.-1-60 to the Lake George Land Conservancy, as well as to delete any outstanding taxes and foreclosure charges, and the necessary resolution was authorized for the October 19th Board Meeting. *A copy of the resolution request is on file with the minutes.*

Ms. Delurey informed the City of Glens Falls had recently adopted a resolution to purchase the former Glens Falls Swim & Tennis property and had submitted a letter to her indicating their desire to purchase Town of Queensbury

Tax Map Parcels Nos. 303.10-1-1, 303.10-1-2 and 303.10-1-4 from the County following the 2018 foreclosure action for the amount of the outstanding. She indicated Resolution No. 632 of 2015 established the procedure providing the ability for a municipality to pay a third of the value for the property, or the delinquent taxes plus penalties and interest, depending on which total was lower. Ms. Delurey advised the City had decided to pay the delinquent taxes. Mr. McDevitt informed the Mayor for the City of Glens Falls had plans to turn these parcels into parkland. Ryan Moore, *County Administrator*, inquired if Ms. Delurey knew what one-third of the value of the parcels was, as compared to the delinquent taxes due, and Ms. Delurey replied she did not have this information, but could provide the assessed values which were \$221,300, \$3,200 and \$37,300. Mr. Dickinson added a third of the assessed value was estimated to be \$120,000; Mr. Moore confirmed they would pay \$29,658.58, \$299.96 and 4,718.09. Ms. Delurey confirmed the total to be paid was \$34,676.63.

A discussion ensued, following which a motion was made by Mr. Strough, seconded by Mr. McDevitt and carried unanimously to authorize sale of Town of Queensbury Tax Map Parcels Nos. 303.10-1-1, 303.10-1-2 and 303.10-1-4 to the City of Glens Falls for the amount of the outstanding taxes owed following the 2018 foreclosure action and the necessary resolution was authorized for the October 19th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Ms. Delurey announced there would be thirty parcels in the 2018 Tax Foreclosure Auction, indicating two of those parcels would be removed based on the payment extensions granted at the Last Chance Meeting.

Ms. Delurey provided an update on the site assessments for the Mullen property located in the Town of Queensbury and 10 Pine Street, located in the Town Chester. She mentioned the Queensbury property required ground water sampling and Pine Street required groundwater, soil sampling and the entire property required GPR (*Ground Penetrating Radar*).

Finally, Ms. Delurey reviewed her Department's 2019 budget request in detail.

As there was no further business to come before the Environmental Concerns & Real Property Tax Service Committee, on motion made by Mr. Simpson and seconded by Mr. Strough, Mr. Dickinson adjourned the meeting at 10:29 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist