

# REAL PROPERTY TAX SERVICES and ENVIRONMENTAL CONCERNS

## AGENDA

March 2, 2020

Committee Members: Braymer, Dickinson, Hogan, Beaty, Merlino, Simpson & Strough

- I. Committee meeting called to order by Chairman
- II. Motion to approve minutes of prior Committee meeting
- III. Real Property Action Agenda / New Business
  1. Request to... Approve Chargebacks / Refunds  
Rationale: Court Ordered
  2. Request to... Enter a New Contract with Brzostek's Real Estate Auction Co., Inc.  
Rationale: Auctioneer services for the County Tax Foreclosure Sale
- IV. Referral / Pending Items
  1. ...
  2. ...
- V. Information for Discussion/Review
  1. Amendment of Resolution No. 340 of 2017
  2. Amendment of Resolution No. 106 of 2017
  3. Tabled resolution for 275 Bay Road, Mullen's property

VI. Environmental Concerns Action Agenda / New Business

1. Request to...

Rationale:

2. Request to...

Rationale:

VII. Referral/Pending Items

1.

2. ...

VIII. Information for Discussion/Review

1.

2.

3.

IX. Privilege of the Floor to discuss any additional items to come before the Committee

X. Motion to adjourn

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Attachments: Resolution request

# ***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 Tax Services**

**DATE: March 2, 2020**

- (a) Purpose of Request: **Approve Chargebacks / Refunds**
- (b) Details: **Accounting for Treasurer's Office**
- (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

**REFUND - COURT ORDER**

Town	Tax Year	Assessed to Tax Map #	Location	Breakdown	Reason	
Queensbury	2019	296.20-1-50.1	Quaker Road	County	\$3,911.25	Assessment Change
				Town	\$512.08	
				Emerg Medical	\$242.31	
				Fire Protection	\$733.79	
				Crandall Library	\$472.84	
				Queensbury Light	\$102.02	
				Queensbury Water	\$283.41	
				Refund:	\$6,257.70	

## **RESOLUTION REQUEST FORM NO. 3**

### ***Request for New Contract***

**DEPARTMENT NAME:** Real Property Tax Services

**DATE:** March 2, 2020

- (a) Is this a Result of a Bid or Request for Proposal?  
**yes (WC 2-20)**
- (b) Purpose of Contract:  
**Professional Auctioneer Services**
- (c) Name of Contractor:  
**Brzostek's Real Estate Auction Co.,Inc**
- (d) Address of Contractor: **80 Smokey Hollow Road, Baldwinsville NY 13027**
- (e) Contractor's Contact Person and Telephone Number:  
**Amiee Bush, 1-800-374-7355**
- (f) Has or will the Contract be provided, if so, please attach:  
**NO**
- (g) Commencement Date of Contract:  
**Upon execution of agreement**
- (h) Termination Date of Contract:  
**December 31, 2020 with possibility for renewal of two(2) one year periods.**
- (i) Payment Provisions: i) lump sum amount  
ii) hourly rate amount  
iii) total amount not to exceed  
iv) how will payments be made (i.e. monthly, quarterly,  
upon completion of the project, etc.
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title\*  
and Amount: **OR Capital Project OR Capital Reserve Project Number, Title, and  
Amount:**

**Buyers Premium 5% with no withdrawal fees.**

Sample: A.1010 470 Legislative Board – Contract \$xx.xx  
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx

\*as listed in budget and LOGOS

**WARREN COUNTY BID TABULATION SHEET**

<b>BID NO: WC 2-20</b>  <b>ITEM(S): RFP FOR PROFESSIONAL AUCTIONEER/BROKER TO CONDUCT LAND AUCTION</b>  <b>DATE: FEBRUARY 6, 2020</b>  <b>TIME: 3:00 P.M.</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>
	Brzostek's Real Estate Auction Co. Inc. Attn: Bernard Brzostek 80 Smokey Hollow Road Baldwinsville, NY 13027 Ph: 315-678-2000 Fax: 315-678-2116	Collar City Auctions Realty & Management, Inc Attn: Randy Passonno 9423 Western Turnpike Delanson, NY 12053 Ph: 518-895-8150 Fax: 518-895-8152	Auctions International, Inc. Attn: RJ Klisiewicz III 11167 Big Tree Road E. Aurora, NY 14052 Ph: 800-536-1401 Fax: 800-569-3334	Liquidity Services Operations LLC. (GovDeals) Attn: Steve Kranzusch 100 Capitol Commerce Blvd. Montgomery, AL 36117 Ph: 800-613-0156 x4470 Fax: 334-387-0519	Absolute Auctions & Realty, Inc. Attn: Jennifer Gableman PO Box 1739 45 South Avenue Pleasant Valley, NY 12569
<b>DESCRIPTION OF ITEM</b>	<b>BID PRICE</b>	<b>BID PRICE</b>	<b>BID PRICE</b>	<b>BID PRICE</b>	<b>BID PRICE</b>
<b>BUYERS PREMIUM LAND AUCTION % OVER BID:</b>	5%	5% Cash or Official Bank Check 8% Credit or Debit Card	6%	8%	10% Cash or Bank Check 11% Credit Card
<b>WITHDRAWAL FEE:</b>	\$0.00	\$0.00	\$0.00	\$0.00	10% / Parcel
<b>COMMENTS:</b>					
<b>BID AWARDED TO:</b>			<b>RESOLUTION NO.: XX OF 2020</b>		
<b>TERM: COMMENCING UPON EXECUTION OF AGREEMENT AND TERMINATING DECEMBER 31, 2020</b>			✓ <b>JULIE A. BUTLER, PURCHASING AGENT</b>		

# Warren County Board of Supervisors

## RESOLUTION NO. OF 2020

Resolution introduced by Supervisors Braymer, Dickinson, Hogan, Beaty, Merlino, Simpson and Strough

### AMENDING RESOLUTION NO. 340 OF 2017 WHICH ESTABLISHED A TIMETABLE FOR DELINQUENT TAX PROPERTY FORECLOSURE AND AUCTION FOR REAL PROPERTY TAX SERVICES TO REVISE DATES

WHEREAS, pursuant to Resolution No. 340 of 2017, the Warren County Board of Supervisors adopted a timetable relating to the yearly tax foreclosure proceeding and County public land auction, and

WHEREAS, the County Attorney is requesting that the timetable be amended as follows:

- Second Friday in July - last day to redeem;
- ~~Within fifteen (15) 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. 340 of 2017 be, and hereby is, amended as outlined herein.

# Warren County Board of Supervisors

RESOLUTION NO. OF 2020

Resolution introduced by Supervisors Braymer, Dickinson, Hogan, Beaty, Merlino, Simpson and Strough

## RESCINDING RESOLUTION NO. 106 OF 2017, ESTABLISHING PROCEDURES REGARDING THE TAX PROPERTY FORECLOSURE LAST CHANCE MEETING FOR REAL PROPERTY TAX SERVICES

WHEREAS, Resolution No. 106 of 2017 the Environmental Concerns and Real Property Tax Services Committee adopted a policy regarding the procedure for the Last Chance Meeting, and

WHEREAS, the County Attorney is requesting that Resolution No. 106 of 2017 be rescinded as the County Attorney's office will start filing default motions the first (1<sup>st</sup>) week in August so the Last Chance Meeting will not comply with the new foreclosure timeline being implemented, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby rescinds Resolution No. 106 of 2017.

# Warren County Board of Supervisors

## RESOLUTION NO. OF 2020

Resolution introduced by Supervisors Braymer, Dickinson, Hogan, Beaty, Merlino, Simpson and Strough

### AMENDING RESOLUTION NO. 106 OF 2017 WHICH ESTABLISHED PROCEDURES REGARDING THE TAX PROPERTY FORECLOSURE LAST CHANCE MEETING FOR REAL PROPERTY TAX SERVICES

WHEREAS, Resolution No. 106 of 2017 established a timetable relating to the yearly tax foreclosure proceeding and County public land auction, and

WHEREAS, the County Attorney has recommended that Resolution No. 106 of 2017 be amended to delete number one (1) and number four (4) of the policy with regard to the Last Chance Meeting and to change the month from August to July to bring Installment Agreements up to date, now therefore, be it

RESOLVED, that the Environmental Concerns and Real Property Tax Services Committee hereby amends the following policy with regard to the Last Chance Meeting:

- 1.) ~~Except as set forth in #4 below, no land owner may have the opportunity to come to the Last Chance Meeting if the landowner has appeared before the Real Property Tax Services Committee at a prior Last Chance Meeting.~~
- 2.) If the landowner is already in an Installment Agreement and the landowner has defaulted, the County Treasurer is authorized to offer the landowner until the last day of August July to bring the agreement up to date or pay it off, but not at the Last Chance Meeting.
- 3.) All landowners who need to enter into a new Installment Agreement or wish to pay their delinquent taxes may get authorization from the County Treasurer to do so by the last day of August July.
- 4.) ~~If a true hardship cases exists and the landowner wishes to address the Real Property Tax Services Committee at the Last Chance Meeting, the landowner will first submit a request to the Director of Real Property Tax Services on a form provided. The landowner must provide proof of hardship. At the Last Chance Meeting, the Committee will consider the request and make a determination on the merit of the hardship and whether any relief will be granted.~~

and be it further

RESOLVED, that Resolution No. 106 of 2017 be, and hereby is, amended as outlined herein.

RESOLUTION INTRODUCED BY SUPERVISORS BRAYMER, DICKINSON, HOGAN, BEATY, MERLINO, SIMPSON AND STROUGH AWARDING BID AND AUTHORIZING AGREEMENT WITH BRONZE CONTRACTING, LLC FOR BUILDING DEMOLITION AND ASBESTOS ABATEMENT SERVICES FOR TAX MAP PARCEL NO. 302.8-1-2 LOCATED AT 275 BAY ROAD, QUEENSBURY, NEW YORK (WC 83-19)

WHEREAS, the Purchasing Agent has advertised for sealed bids for Building Demolition and Asbestos Abatement Services for Tax Map Parcel No. 302.8-1-2 located at 275 Bay Road, Queensbury, New York (WC 83-19), and

WHEREAS, the Director of Real Property and the Environmental Concerns & Real Property Tax Services Committee have recommended awarding the bid for building demolition and asbestos abatement services for Tax Map Parcel No. 302.8-1-2 located at 275 Bay Road, Queensbury, New York to Bronze Contracting, LLC, as the lowest responsible bidder per the bid specifications, now, therefore, be it

RESOLVED, that the Purchasing Agent notify Bronze Contracting, LLC of the acceptance of their bid, and be it further

RESOLVED, that Warren County shall enter into an agreement with Bronze Contracting, LLC for Building Demolition and Asbestos Abatement Services for Tax Map Parcel No. 302.8-1-2 located at 275 Bay Road, Queensbury, New York, pursuant to the terms and provisions of the bid specifications (WC 83-19), for the term commencing upon County ownership of the property and terminating upon completion of project, and be it further

RESOLVED, that the agreement with Bronze Contracting, LLC will indicate that actual demolition of the building is contingent upon the issuance of a Notice to Proceed within six months of the commencement of the agreement, which Notice will be issued if the County is unable to sell the property "as is" at public auction to be held as soon as possible, and be it further

RESOLVED, that the Chairman of the Board of Supervisors be, and hereby is, authorized to execute an agreement with Bronze Contracting, LLC and any other necessary documents in a form approved by the County Attorney.