

ENVIRONMENTAL CONCERNS and REAL PROPERTY TAX SERVICES
REAL PROPERTY TAX SERVICES AGENDA
APRIL 26, 2022

COMMITTEE MEMBERS: Supervisors McDevitt, Dickinson, Geraci, Braymer, Runyon, Seeber and Magowan- *Chair of the Board shall serve as an Ex-Officio member when needed in accordance with the Section C(4) of the Rules of the Board*

- I. Committee meeting called to order by Chair
- II. Approval of minutes of prior Committee Meeting
- III. Action Agenda/New Business Items:
 1. Request: To enter into a New Contract with Northco Products, Inc
Rationale: For bulk plotting of the County & Town tax maps.
 2. Request: To amend Resolution 482 of 1986
Rationale: To provide Chair of the Board authority to execute replacement deeds.
 3. Request: To authorize the Chair of the Board of Supervisors to execute a quit claim deed and transfer documents on behalf of the County to Aqualogic, Inc.
Rationale: To provide a deed from the October 21, 2017 public auction to the high bidder that was never delivered nor filed due to lack of buyer's signatures on the documents.
- IV. Discussion Items:
 1. Delinquent taxes on properties pulled from the foreclosure.
- V. Referrals/Pending Items: Queensbury parcel 303.8-1-15, Queensbury Ave. verbal update.
- VI. Privilege of the floor and public comment (please allow for 15 second delay on live stream meetings)
- VII. Motion to adjourn

Attachments: Resolution Request for new contract
Resolution Request to amend Resolution 482 of 1986
Resolution Request to execute a quit claim deed
Delinquent Taxes pulled from foreclosure info sheet

RESOLUTION REQUEST FORM NO. 3

Request for New Contract

DEPARTMENT NAME: Real Property Tax Services

DATE: April 26, 2022

- (a) Is this a Result of a Bid or Request for Proposal? **No, it is from quotes.**
- (b) Purpose of Contract: **Bulk printing of Town and County tax maps**
- (c) Name of Contractor: **Northco Products, Inc.**
- (d) Address of Contractor: **1612 NY Route 7, Troy NY 12180**
- (e) Contractor's Contact Person and Telephone Number: **Kristen Del Rosario
518-869-6056**
- (f) Has or will the Contract be provided, if so, please attach: **No**
- (g) Commencement Date of Contract: **May 20, 2022**
- (h) Termination Date of Contract: **December 31, 2022**
- (i) Payment Provisions:
 - i) lump sum amount
 - ii) hourly rate amount
 - iii) total amount not to exceed **\$1,100.00**
 - 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: **A.1970 410 Supplies to Towns****

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

Quote Sheet for Bulk Printing of Warren County Tax Maps

	Name & Address	Name & Address	Name & Address
ITEMS: Bulk printing of Warren County tax maps for the County & Towns	Northco Products Inc. Attn: Kristen DelRosario 1612 NY Route 7 Troy NY 12180 Ph: 518-869-6056 Fax: 888-281-0642	Constructive Copy Attn: Eric 3 Northway Lane, North Latham NY 12110 Ph: 518-783-6044 Fax: 518-783-3841	G & S Printing Attn: Tim Cooper 21 Amy Drive Fort Edward NY 12828 Ph: 518-232-2465
Total cost for full size and half size tax maps:	QUOTE	QUOTE	QUOTE
	\$1,072.73	\$1,243.00	\$3,959.47

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: County Attorney's Office

DATE: April 12, 2022

(a) Purpose of Request:

To provide Chair of the Board authority to execute replacement deeds for real property obtained through tax foreclosure after November 4, 1981 when the original deed was not recorded and is lost, and proof of sale and prior delivery is confirmed by the County Attorney.

(b) Details:

The amendment will permit the efficient review, preparation and signing of replacement deeds without seeking individual resolutions on each occasion that the County is contacted concerning a lost original deed which was never recorded. Currently, the County Attorney does not deliver a deed to a purchaser until recording fees are paid to the County Clerk's Office to ensure deeds are recorded.

(c) Previous Resolution Number:

Resolution 482 of 1986

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

N/A

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

*** as listed in budget and LOGOS**

Warren County Board of Supervisors

RESOLUTION NO. OF 2022

Resolution introduced by Supervisors McDevitt, Dickinson, Geraci, Braymer, Runyon, Seeber and Magowan

AMENDING RESOLUTION NO. 482 OF 1986, AUTHORIZING REPLACEMENT DEEDS TO OWNERS WHO REDEEMED THEIR PROPERTY WITHIN THE REDEMPTION PERIOD AND WHO HAVE EITHER LOST OR NEVER RECORDED THEIR ORIGINAL DEED FROM THE COUNTY OF WARREN, TO CHANGE THE TERMS AND CONDITIONS

WHEREAS, pursuant to Resolution No. 482 of 1986, the Warren County Board of Supervisors authorized the Chair of the Board of Supervisors to execute and deliver to the current owner a conveyance by deed to replace an original tax sale redemption deed issued for taxes paid to redeem the premises prior to November 4, 1981, and

WHEREAS, the County Attorney is requesting to include replacement deeds to the original purchaser, or their heirs, executors, administrators, assigns, or a subsequent purchaser and current owner, who have either lost or never recorded the original deed from the County of Warren when title was obtained through tax foreclosure proceedings after November 4, 1981, upon the County Attorney's Office receiving and approving the following documentation provided by the person requesting a replacement deed:

1. A Warren County Treasurer's tax search of the parcel for a period of at least five (5) years prior to the date the request is made for a replacement deed, or for such longer period as is determined by the County Attorney to show payment of real property taxes;
2. A copy of all receipts or other evidence of payment by the purchaser to the County, along with a statement containing the date the tax auction was held;
3. Documents to establish ownership by the purchaser, or other evidence as the County Attorney deems necessary, to confirm that the person seeking the replacement deed is the same person who purchased the real property, or that the original purchaser's heirs, executors, administrators, or assigns possess an interest in the real property; and
4. A copy of the current town and county tax bill showing the tax map identification number for the parcel in question, and that the most recent tax bill was paid;

now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes the Chair of the Board of Supervisors to execute replacement deeds to the original purchaser, or their heirs, executors,

RESOLUTION NO. ____ OF 2022

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administrators, or assigns, who have either lost or never recorded the original deed from the County of Warren for a property obtained through tax foreclosure, when the original deed was issued after November 4, 1981, in a form approved by the County Attorney, and be it further

RESOLVED, that other than the changes outlined herein, all other terms and conditions of Resolution No. 482 of 1986 will remain the same.

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:

County Attorney's Office for Real Property Tax Services

DATE: April 26, 2022

- (a) Purpose of Request: **Authorizing the Chair of the Board of Supervisors to execute a quit claim deed and transfer documents on behalf of the County to Aqualogic, Inc., the high bidder for 858 Glen Athol Road, Town of Thurman, Tax Map Parcel Id No. 182.-1-6 at the public auction held Saturday, October 21, 2017 following the 2017 tax foreclosure proceedings.**

- (b) Details: **Aqualogic was the highest bidder for the real property and paid in full \$6,200.00 immediately upon completion of the auction. The bidder did not avail themselves of the opportunity to receive delivery of the deed and to file the deed and transfer documents following the auction date. As no deed was signed, this is not a replacement deed, but an original deed we seek to issue. Resolution 436 of 2017 limited the authority of the Chair to execute quitclaim deeds within fifteen days following the effective date of the resolution. Taxes have been paid by Aqualogic from 2018-2022**

- (c) Previous Resolution Number: **Resolution 436 of 2017**

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

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

*** as listed in budget and LOGOS**

Town	Parcel ID	Owner	\$ of Taxes Delinq. April		Approx. Yearly taxes	Includes School Relevy	Full Market Value
Chester	35.2-1-50	M.J. Kesel	\$5,083.63		1,439.53	681.61	93,500
Horicon	39.-1-16.2	unknown	\$2,303.99		946.80	\$524.88	72,000
Queensbury	278.-1-8./842	W.&C. Stump	\$1,481.71				97,900
Queensbury	279.17-2-38	J.Pontiff	\$6,764.77	\$33,406.81 total	2,804.70	\$1,881.54	108,800
Queensbury	279.17-2-39	J. Pontiff	\$6,529.61	plus the I/A	2,707.17	\$1,812.37	104,800
Queensbury	296.13-1-2	JPontiff	\$8,503.25	balance of	3,622.33	\$2,253.36	130,300
Queensbury	302.8-1-30	J.Pontiff	\$635.35	\$36,531.24 =	\$268.93	\$198.10	10,600
Queensbury	302.8-1-31	J.Pontiff	\$10,973.83	\$69,938.05	\$2,034.33	\$1,476.39	79,000