

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES

DATE: MARCH 2, 2020

COMMITTEE MEMBERS PRESENT: OTHERS PRESENT:

SUPERVISORS BRAYMER
DICKINSON
HOGAN
MERLINO
SIMPSON
STROUGH

LEXIE DELUREY, DIRECTOR, REAL PROPERTY TAX SERVICES
FRANK E. THOMAS, CHAIRMAN OF THE BOARD
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
KEVIN B. GERAGHTY, BUDGET OFFICER

COMMITTEE MEMBER ABSENT:

SUPERVISOR BEATY

SUPERVISORS BRUNO
CONOVER
DRISCOLL
FRASIER
MCDEVITT
MAGOWAN
SHEPLER
WILD
MICHAEL SWAN, COUNTY TREASURER
JULIE BUTLER, PURCHASING AGENT
ROBERT TERWILLIGER, FIRST ASSISTANT COUNTY ATTORNEY
DON LEHMAN, *THE POST STAR*
LESLIE LOVELACE, SECRETARY TO THE CLERK OF THE BOARD

Please note, the following contains a summarization of the March 2, 2020 meeting of the Environmental Concerns & Real Property Tax Services Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:

<https://www.warrencountyny.gov/gov/comm/Archive/2020/environmental/>

Ms. Braymer called the meeting of Environmental Concerns & Real Property Tax Services to order at 9:00 a.m.

Motion was made by Mr. Merlino, 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.

Copies of the meeting agenda were distributed to the Committee members and a copy of same is on file with the meeting minutes.

Privilege of the floor was extended to Lexie Delurey, *Director, Real Property Tax Services*, who presented the following requests:

- 1) To approve the list of chargebacks/refunds included in the agenda packet, as provided by the Treasurer's Office.

A discussion ensued during which it was revealed that the action requested was to make refunds of taxes pursuant to a Court Order, most likely for the Lowe's property. A motion was made by Mr. Simpson, seconded by Mr. Strough and carried unanimously to approve the request and the necessary resolution was authorized for the March 20th Board meeting. *A copy of the resolution request form is on file with the minutes.*

- 2) To authorize a new contract with Brzostek's Real Estate Auction Co., Inc. for professional auctioneer services for the County Tax Sale commencing upon execution and terminating

December 31, 2020 with the possibility of renewal for two additional one year renewals.

Motion was made by Mr. Simpson and seconded by Mr. Merlino to approve the request.

A lengthy discussion ensued in regards to the request and the subject of the RFP (*Request for Proposals*) released which did not include requirements for online auction services. Pursuant to this discussion, the Committee was advised that if online auction services were desired, the current bids must be rejected and the RFP would need to be revised and re-released. Subsequently Mr. Simpson and Mr. Merlino withdrew their motions to approve the request, as presented.

Motion was made by Mr. Strough, seconded by Mr. Merlino and carried unanimously to reject all bids for professional auctioneer services related to the County Tax Foreclosure Auction and the necessary resolution was authorized for the March 20th Board meeting.

Continuing to the Information for Discussion/Review portion of the agenda, Ms. Braymer requested Mary Elizabeth Kissane, *County Attorney*, explain the changes she was suggesting for the County Tax Foreclosure process.

Ms. Kissane apprised the agenda packet included proposed amendments to Resolution Nos. 106 and 340 of 2017 to eliminate the Last Chance Meeting and change the final day on which the County Treasurer is authorized to offer an installment agreement from the last day of August to the last day of July.

Chairman Thomas entered the meeting at 9:15 a.m.

A lengthy discussion ensued in regards to the Last Chance Meeting, during which it was revealed that the majority of the Committee was not in favor of eliminating the Last Chance meeting.

A motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to amend Resolution No. 340 of 2017 to retain the language pertaining to the Last Chance Meeting, but changing the date from the second Monday of August to the second Monday of July, and the necessary resolution was authorized for the March 20th Board meeting.

Based on the discussion held, Ms. Braymer requested a motion to amend Resolution No. 106 of 2017 to change the final date by which an installment agreement can be offered by the Treasurer from the last day of August to the last day of July. The motion was made by Mr. Strough, seconded by Mr. Merlino and carried unanimously and the necessary resolution was authorized for the March 20th Board meeting.

Concluding the agenda review, Ms. Braymer introduced discussion regarding the resolution tabled at the February 21st Board meeting regarding property at 275 Bay Road, known as the Mullen Property (*Resolution No. 38 of 2020, 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)*). She suggested an alternate process where the County would acquire the property and offer it for sale with the existing building; she added that if there was no interest, they could then demolish the building and offer the vacant parcel for auction.

A lengthy discussion ensued during which the majority of those who spoke indicated a preference for demolishing the building as soon as the parcel was acquired. A motion was made by Mr. Strough, seconded by Mr. Dickinson and carried by majority vote, with Ms. Braymer voting in opposition, to award bid and authorize 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) and the necessary resolution was authorized for the March 20th Board meeting.

Mr. Simpson mentioned the past asbestos studies completed for the old Jail connected to the Municipal

Center Building and he suggested putting a plan in place to address this area, either by remediating the building or demolishing it. A brief discussion ensued following which a motion was made by Mr. Simpson, seconded by Mr. Dickinson and carried unanimously to refer the matter to the County Facilities Committee for consideration.

There being no further business to come before the Environmental Concerns & Real Property Tax Services Committee, on motion made by Mr. Dickinson and seconded by Mr. Strough, Ms. Braymer adjourned the meeting at 9:56 a.m.

Respectfully submitted,
Leslie Lovelace, Secretary to the Clerk of the Board