

Equalization and Assessment Committee Minutes
October 1, 2012 – 3:00 p.m.

Present: Chairman Raymond, Collyer, Hargrave, M. Johnson, Sausville and Jenkins; Ryan Moore, Mgmt. Analyst; Steve Dorsey, County Attorney; Sam Pitcheralle, Cindy Baker, Treasurer; Joanne Bosley, Chris Aldrich, Real Property; Brian O’Conor, Auditor; Press.

Chairman Raymond called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Hargrave, seconded by Mr. Jenkins the minutes of the September 11th and 18th, 2012 meetings were approved unanimously.

Mr. Pitcheralle said the total profit from the September 18th County Auction was \$142,973.52. He said there was one bidder that forfeited, and the Treasurer is awaiting the response from the second bidder and will update the auction totals when that information is received.

Mr. Pitcheralle said that taxes that were paid in advance totaled \$59,027.

Ms. Raymond commended all those involved in putting together the county auction. She said everyone does an amazing job.

A motion was made by Mr. Jenkins, seconded by Mr. Sausville to approve the successful bids from the September 18, 2012 County Auction. Unanimous.

Mr. Dorsey said last December, after the County took possession to a number of parcels at the fall foreclosure, there were a number of parcels that certain towns were interested in acquiring, i.e. subdivision roads. Under the existing policy we had to wait until the day of the auction to convey those parcels, pull them out of the auction and then arrange for their conveyance to the towns, allowing for several months of additional interest to accumulate between December and the time of the auction. There was also a question as to whether the advertising expense of \$100 should be paid by the towns as well.

Mr. Dorsey said there has been an extensive revision of the policy with regard to pulling a parcel and conveying it to a municipality or a not for profit corporation. He clarified that this policy would not apply to properties that the county deems worthless. He said the revision would clarify that if a municipality does want to take a parcel off the auction there would be no advertising fee charged. The municipality would need a written resolution from their town board requesting conveyance of the property, which will help to clarify that the town does indeed want it, and would put the prior owner on a 10 day notice so that they can have an opportunity to redeem the property. This would put the burden on the town or the not for profit corporation, after they send out the 10 day notice, to send the county an affidavit by certified mail proving that they sent it out. The E&A committee and the Board would then be in a position to accept the tender offer for the amount of taxes, penalties and interest due at the

time the offer is made and to impose any additional conditions. This would give the county the right of first refusal in the event that the town or not for profit corporation ever stops using it for corporate purposes to convey the property back to the county for the amount that the town or corporation originally paid for it.

A motion was made by Mr. Hargrave, seconded by Mrs. Johnson to approve the Equalization and Assessment revised Policy and Procedures Manual. Unanimous.

Mr. O'Connor said two refunds were processed through the Auditor's office this quarter for a total of \$161.46. One was due to the application of the wrong Veterans exemption. The second was due to the assessed value of a vacant property in the assessor's field book being different than what the auditor had in their computers.

A motion was made by Mr. Hargrave, seconded by Mr. Collyer to approve the third quarter adjustments to Real Property Tax Assessments in the amount of \$161.46. Unanimous.
(Committee Approval Only)

On a motion made by Mr. Collyer, seconded by Mr. Hargrave the meeting was adjourned.

Respectfully submitted,
Chris Sansom