

Equalization and Assessment Committee Meeting Minutes
August 5, 2013 3:00 p.m.

Present: John Collyer, Chairman; Supervisors Hargrave, Jenkins, Raymond, Yepsen and Sausville; Ryan Moore, Mgt. Analyst; Steve Dorsey, County Attorney; Cindy Baker, Deputy Treasurer; Joanne Bosley, Real Property Tax Director.

Chairman Collyer called the meeting to order and welcomed those in attendance.

On a motion by Mr. Hargrave, seconded by Mr. Jenkins the minutes of the July 1st meeting were unanimously approved.

Mrs. Baker said there are two tender offers. One in the Town of Corinth in the amount of \$4,793.72 and one from the Town of Providence in the amount of \$7,664.28.

On a motion by Mr. Jenkins, seconded by Mr. Hargrave the two tender offers from the Towns of Corinth and Providence in the amount of \$12,458 were unanimously approved.

Mr. Dorsey asked the Committee to amend the Auction Terms and Conditions as well as the Auction Flyer to add wording that will ban a person from bidding at an auction if that person bounces a check or stops payment on a check. until the later of the next four auctions or the bidder reimburses the County for any bank fees incurred by the County as a result of the invalid deposit plus the amount of the bidder's deposit. Mr. Dorsey said that at the last auction there was a successful bidder that stopped payment on three checks for three separate bids. As a result the County got charged for those checks. The suggested wording is: "Failure by a successful bidder to present valid payment of the required deposit on the date of the auction will result in the bidder being prohibited from bidding until the later of the subsequent four (4) county property auctions or until the bidder reimburses the County for any bank fees incurred by the County as a result of the bidder's invalid payment, plus the amount of bidder's required deposit. Late payment of bidder's deposit will not entitle bidder to complete bidder's intended purchase." The other change that was made was the term "second highest bidder" will be replaced by "under bidder". Mr. Dorsey stated these changes need only Committee approval.

On a motion by Ms. Yepsen, seconded by Mr. Jenkins the Committee unanimously approved these changes to the Auction Terms and Conditions as well as to the Auction Flyer.

Mr. Dorsey asked that delinquent taxes be cancelled on a parcel in the Town of Halfmoon. This parcel is one that has been discussed in prior months. It was acquired through unpaid taxes and has been subdivided. It was originally a 145 acre parcel. The County retained the 4 acre subdivided parcel for the purpose of extending the Zim Smith Trail from Halfmoon to Mechanicville. Said parcel is now identified on the tax maps as Tax Parcel #261.-1-53.2. The Town of Halfmoon issued a certificate of divided assessment that assessed a tax lien on the portion retained by the County, and it shouldn't have because the County foreclosed its tax lien and took title to the property in satisfaction of the County's tax lien.

On a motion by Mr. Hargrave, seconded by Mr. Jenkins the cancellation of the tax lien on Tax Parcel #261.-1-53.2 in the Town of Halfmoon was unanimously approved.

Mr. Collyer mentioned that the September Auction has 24 parcels on it.

Mr. Collyer said that he, Mr. Dorsey and Mrs. Bosley have been talking about how other Counties go about advertising and selling their properties that are going up for auction. Many counties are using a brochure form of advertising and are very happy with this. There is no charge to the County for this service as there is a buyer's premium and they do take credit cards. Mr. Collyer asked the committee to look over the brochure that was handed out and this subject will be discussed and a subcommittee named in the coming months.

On a motion by Mr. Hargrave, seconded by Ms. Raymond the meeting was unanimously adjourned.

Respectfully submitted,

Pamela Hargrave, Clerk