

EQUALIZATION AND ASSESSMENT COMMITTEE MINUTES

MARCH 13, 2005 – 2:30 P.M.

Present: Chairman Hunter; Supervisors DeCerce, Grattidge, Hargrave, M. Johnson, Keyrouze, Yepsen, Thompson, Gutheil, Wood, and Janik; David Wickerham, County Administrator; Sam Pitcherale, Deputy Treasurer; Carol Holley, Director of Real Property; Mark Rider, County Attorney; George Hodgson, EMC; Joe Ritchey, Director of Public Works; Press.

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

On a motion made by Mr. Hargrave, seconded by Mr. DeCerce the minutes of the January 9, 2006 meeting were approved unanimously.

Deputy Treasurer, Sam Pitcherale distributed copies of tender offers in each of the following towns: Clifton Park, Corinth, and Malta, for a total of \$19,475.60.

A motion was made by Mr. DeCerce, seconded by Mr. Hargrave to approve a resolution, accepting tenders offers in the town of Clifton Park, Corinth and Malta for a total of \$19,475.60. Unanimous.

Mr. Rider requested a resolution authorizing conveyance of property to the Corinth School District. He said the Corinth School District has requested acquisition of a 28-acre parcel of land to be used to build a bus garage and possibly some playing fields. This is a piece of property that the county took for taxes a number of years ago and was used by the Department of Public Works as a gravel pit. The resource has since been depleted, he said. The Corinth School district is expanding and they have asked the county if they would convey it. The property has been exempt from taxes, therefore, real property tax services have been requested to compute what the property taxes would have been on the property. The taxes due are approximately \$12,000.

Mr. Rider said this would be handled, consistent to what is done with tax acquired properties, asking the school to pay the county an amount equal to the amount of what the taxes would have been if it had been on the tax rolls.

A motion was made by Mr. Hargrave, seconded by Mr. DeCerce to approve conveyance of a 28-acre parcel of property, to the Corinth School District for an amount not to exceed \$12,000. Unanimous.

Mr. Rider said there are a group of properties that have been withdrawn from the county tax foreclosure proceedings. The Wiler Property was a small manufacturing facility in the Town of Moreau. There are contaminants in the soil and for many years it has been subject to the Environmental Conservation Cleanup program. There are approximately \$145,000 in back taxes owed on the property, he said. The reason that the county does not complete foreclosure on the property is because, the county by taking title under New York State law would become a responsible party for the cleanup.

Mr. Rider is requesting permission from the E&A committee to reinstate and auction the Wiler Property in the Town of Moreau.

Mr. DeCerce asked if the property would go on the normal county auction.

Mr. Rider said, no, it would be his suggestion that the auction would be a special auction letting the buyer know what the status of the property is. The people that would bid, should be people who are interested in cleaning up the property and turning it around, he said. One individual has expressed interest, thus far.

Mr. Grattidge asked if the auction would start at \$145,000.

Mr. Rider said the normal auction procedure is that whatever the high bid is on the property is what it will sell for. There is no minimum bid.

A motion was made by Mr. DeCerce, seconded by Ms. Keyrouze to authorize the reinstatement and auction of a tax delinquent parcel in the Town of Moreau with a minimum bid of \$130,000. Unanimous.

Mr. Rider said the county policy is that when there are acquired tax parcels towns and other municipalities have the ability to request the BOS to have it

conveyed to them for the amount of the outstanding taxes. The property must be used for public purpose, however.

There are two Champlain Canal parcels in the Town of Saratoga; one, 2.97 acres and 9.47 acres. The town would like to use it for recreational trails.

A motion was made by Mrs. Johnson, seconded by Mr. Hargrave to authorize the conveyance of two Champlain Canal parcels to the Town of Saratoga for \$1,242.67, an amount equivalent to the taxes that would have been generated over the past 15 years. Unanimous.

Mr. Rider said there are five parcels in the Town of Clifton Park that have been pulled by the town and they are interested in them for their open space project.

A motion was made by Mr. DeCerce, seconded by Mr. Grattidge to authorize the conveyance of five tax acquired parcels to the town of Clifton Park for back taxes, penalties and interest due. Unanimous.

The next Equalization and Assessment meeting is scheduled for March 21, 2006 at 3:00 p.m.

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

Respectfully submitted,

Chris Sansom