

Equalization and Assessment Committee Minutes
May 8, 2017 – 3:00 p.m.

Present: Chairman Dan Pemrick; Supervisors Phil Barrett, John Collyer, Peter Martin, Matt Veitch and Tom Wood; Chad Cooke, County Administrator; Steve Dorsey, County Attorney; Andrew Jarosh, Cindy Baker, Treasurer; Joanne Bosley, Christine Aldrich, Real Property.

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

On a motion made by Mr. Collyer, seconded by Mr. Martin, the minutes of the April 10, 2017 meeting were approved unanimously.

A motion was made by Mr. Wood, seconded by Mr. Collyer, to authorize acceptance of a tender offer for one parcel in the Town of Saratoga totaling \$44,177.89. Unanimous.

Mrs. Baker distributed a tender offer report. The amount includes all appropriate penalties and interest.

A motion was made by Mr. Martin, seconded by Mr. Collyer, to authorize revision of Terms and Conditions of Land Auction Sales. Unanimous.

Mr. Dorsey distributed the revised terms and conditions of sale. Mr. Dorsey said that every auction, the following day his office receives calls from bidders who want to get out of their bid. Mr. Dorsey said that he reads the terms and conditions at every auction and advises everyone present not to bid on a property if they have not seen it or not done their homework on the property. At the most recent auction they got a call from a person that bid on a property in the Town of Northumberland who only went to look at the property the day after the auction, and did not realize that the house on the property had been removed months ago. Another bidder placed a stop payment on his check which results in a fee to the County. For future auctions, successful bidders who fail to present valid payment or stops payment will be prohibited from bidding in future County property auctions until full reimbursement to the county for any amounts owed including bank fees has been received and the County has completed three County property auctions subsequent to the bidder making full reimbursement to the County.

Mr. Dorsey gave a brief update on the Ricketts Property. The results of the 50 homes tested for soil vapor intrusion came back and there was no property determined to need any remedial action at this point. Mr. Dorsey distributed a flyer that was provided to him last week, the flyer was uploaded to the EPA's website and will be mailed to all of the people that had their homes tested. Mr. Dorsey questioned what the next steps will be for the property now. The building is not secured and contains asbestos. He was informed that the EPA and DEC will be discussing the property and other projects at a meeting next month and will not know any determination, if any, until approximately 4-6 weeks. Mr. Dorsey said that the County cannot foreclose on the property while it is in the condition it is in. Remediation funds will need to be pushed for.

Mr. Dorsey said that if the property is remediated and County takes ownership, they would then need to negotiate proceeds of a sale, similar to the negotiations currently ongoing with the

infirmary in Providence. Mr. Dorsey said that the County will encourage the EPA to secure and board up the site, at this point the County does not own the property and has no right to enter or make improvements to the property.

On a motion made by Mr. Wood, seconded by Mr. Martin, the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board