

Real Property Tax Committee Minutes  
January 13, 2020 – 2:30 p.m.

Present: Chairwoman Sandra Winney; Committee Members Tara Gaston, John Lant, Tom Wood, Benny Zlotnick; Supervisor Ed Kinowski; Spencer Hellwig, Chad Cooke, County Administrator; Chris Schall, County Auditor; Anna Stanko, Real Property Tax; Andrew Jarosh, Cindy Baker, Terri Wrisley, Treasurer.

Chairwoman Winney called the meeting to order and welcomed all in attendance.

**On a motion made by Mr. Wood, seconded by Ms. Gaston, the minutes of the October 7, 2019 meeting were approved. Mr. Zlotnick abstained from voting.**

Mrs. Winney announced the appointment of Mr. Wood as the Committee Vice-Chair.

**A motion was made by Ms. Gaston, seconded by Mr. Zlotnick, to set the dates for the 2020 Property Tax Auctions. Unanimous.**

Mrs. Stanko said that the March auction is typically held on Board meeting Tuesday however this year this falls on Saint Patrick's Day. They have decided to hold the March auction on Thursday, March 19, 2020 and the September auction on Tuesday, September 15, 2020 .

**A motion was made by Ms. Gaston, seconded by Mr. Wood, to authorize the County Auditor to approve tax refunds and corrections in amounts not to exceed \$2,500. Unanimous.**

Mrs. Stanko said that these refunds and corrections go through the Treasurer's and Real Property Departments prior to submitting to the Auditor.

**A motion was made by Mr. Zlotnick, seconded by Ms. Gaston, to approve the Auditor's 2019 Fourth Quarter Report. Unanimous.**

Mr. Schall distributed a copy of the report. The refunds and credits approved by the Auditor's office during the fourth quarter of 2019 total of \$2,478.65.

For the entirety of 2019 the credits, corrections and refunds equal \$18,651.77. This is higher than normal years because of several credits issued in January due to bank errors.

Mr. Kinowski distributed a handout outlining several proposals to aid municipalities with recovering delinquent taxes from undesirable properties. A copy of the proposal is attached to these minutes. There are currently three properties in the Town of Stillwater that are not paying their taxes however, are not being foreclosed upon by the County due to potential hazards on the property. Mr. Kinowski said that he has had discussions with Steve Dorsey regarding the process and time it took to finally sell the former Infirmary in the Town of Providence. Mr. Kinowski said another option is if a potential purchaser was willing to do the environmental studies, perhaps the County could take over the properties and contract with the purchaser for the studies. Mrs. Gaston expressed concern over purchasers breaching the contract in this instance. Mr. Wood said that he

also has concern over the potential liability to the County taking ownership of these properties. After discussion, the committee decided to forward the matter to County Attorney Dorsey for research, review and opinion.

Mr. Jarosh introduced Cindy Baker, Deputy Treasurer and Terri Wrisley, Property Tax Supervisor to the Committee members.

**On a motion made by Ms. Gaston, seconded by Mr. Zlotnick, the meeting was adjourned unanimously.**

Respectfully submitted,  
Therese Connolly  
Deputy Clerk of the Board

**From:** Ed Kinowski <EKinowski@stillwaterny.org>

13 January 2020

**Subject:** Ed Kinowski - RPT Committee Proposal

Below is a formal proposal, to assist our County & municipalities, with recovering delinquent Taxes from undesirable properties.

Situation: Our Town, like many others, may have delinquent tax parcels, that by county policy, are not considered for foreclosure due to undesirable characteristics. These parcels are usually left unkept and become a blight upon our communities. Additionally, they present an uncollectable debt that over time may further burden the County.

Proposal 1: I propose the county consider foreclosures, for undesirable properties, under the following conditions:

- a. If a potential buyer is willing to purchase the property, by a tender offer, and hold harmless the County from any hazard that may exist requiring remediation.
- b. That said buyer pays current year taxes or portions thereof, but is relieved from paying any prior year taxes owed to the county.
- c. That said buyer will accomplish all due diligence to remediate any known or unknown hazardous condition(s) and begin paying all appropriately assessed taxes. (May need a time limit)

Proposal 2: I propose, at the request of a Town Supervisor, the county consider placing delinquent tax parcels in a non-taxable status. This will place the parcel in a Non-Taxable condition based on a specific set of circumstances; such as identified in Proposal 1 above.

I believe the above will offer our county another tool to help reclaim undesirable properties and begin to collect all appropriate taxes.

Looking for your feedback.

Respectfully,

Ed Kinowski, Supervisor  
Town of Stillwater