

Real Property Tax Committee Minutes
December 7, 2020 – 2:30 p.m.

Present: Chairwoman Sandra Winney; Committee Members John Lant, Jon Schopf, Tom Wood; Supervisor Ed Kinowski and Chairman of the Board Preston Allen; Chad Cooke, Matt Rose, County Administrator; Steve Dorsey, Hugh Burke, County Attorney; Anna Stanko, Real Property Tax; Andrew Jarosh, Terri Wrisley, Treasurer.

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

On a motion made by Mr. Lant, seconded by Mr. Wood, the minutes of the December 1, 2020 meeting were approved unanimously.

A motion was made by Mr. Lant, seconded by Mr. Wood, to approve and confirm the Auction Sale of County Owned Lands acquired for unpaid taxes. Unanimous.

A handout detailing the results of the auction was distributed. The handout is attached to these minutes. Mr. Jarosh said that this was the first ever completely online property auction. Mr. Jarosh said that it was a very successful endeavor and thanked the employees of the Treasurer's office, County Attorney's office, IT Department and Real Property Tax Departments for their work on this project. Mr. Jarosh said that there were 210 registered bidders for the auction. 86 of these were non local, outside of Saratoga County, and 16 of them were from out of State. There were 23 winning bidders and 11 of them were non local. Mr. Jarosh said that by going online it very much increased the reach and accessibility to the public. For this auction 29 parcels were sold for a total bid amount of \$919,147.50. Mr. Jarosh said that they had to write off \$173,045.52 in back taxes leaving a net profit of \$746,101.98.

A motion was made by Mr. Lant, seconded by Mr. Schopf, Committee approval to waive \$2,175 in Treasurer's Fees.

Mr. Jarosh said that in all of the work that was done leading up to the auction this year, one of the items that was left in the Terms and Conditions was a \$75 fee per parcel to be charged to the winning bidder for every parcel that was purchased. Mr. Jarosh said that it was in the terms and conditions but was a complete oversight and was never charged. It was not included in our calculations and was not included in the amounts being charged to the winning bidders. In total this amounts to \$2,175 in Treasurers fees that will not be collected. Mr. Jarosh apologized for the oversight, but in light of a \$919K auction, in order to resolve this easily, he is asking the Committee to waive the \$75 per parcel for this auction and pick it up again next auction.

Mr. Dorsey clarified a question from Mr. Kinowski regarding the write off of back taxes. Mr. Dorsey said that the County buys the tax liens of the Towns so that in turn, the County has the right to go out and foreclose on the properties. There is no write off. Mr. Jarosh said that he would defer to the legality of it to Mr. Dorsey, however in his system, he zeroes out that number. Mr. Dorsey said that every year the County makes the Towns whole for the delinquent taxes and that then gives the County the right to go in and foreclose the tax lien after the 3 years delinquent. Mr.

Dorsey said that the auction occurs, there is a gross bid amount, and when calculating the net profit, they will zero out what the County put into it and the remainder is profit to the County.

Mr. Kinowski said that he questioned this as next year he plans to bring a proposal to the Committee for zombie properties.

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

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board

Lot #	Prior Owner	Successful Bidder	High Bid \$	Write off Amt	Profit/Loss
<u>1</u>	LECLAIR KEVIN L JR	Himler Francois	\$3,050.00	\$ 13,491.17	(\$10,441.17)
<u>3</u>	STEPHAN KIRK	Anthony Vaccarielli	\$760.00	\$ 936.95	(\$176.95)
<u>4</u>	MARTIN MARJORIE H	Jehan Z. Gondal	\$3,500.00	\$ 6,136.19	(\$2,636.19)
<u>5</u>	MARTIN MARJORIE H	Mohammad I. Mustafa	\$155.00	\$ 949.46	(\$794.46)
<u>9</u>	DELORIEA SAMUEL H	John M. DeLisle	\$34,600.00	\$ 7,940.45	\$26,659.55
<u>10</u>	WHITE ANDREW	Michael S. Kimmel	\$65,100.00	\$ 14,402.28	\$50,697.72
<u>11</u>	SHAMBO JOHN A	Donald W. Sawyer	\$45,500.00	\$ 6,203.92	\$39,296.08
<u>12</u>	HINTZ RONALD E	Todd W. Morrow	\$46,300.00	\$ 4,241.36	\$42,058.64
<u>13</u>	HENDLER SUSAN	Wendy M. St. Aubin	\$910.00	\$ 738.24	\$171.76
<u>14</u>	VERITY FRANK L	Thomas W. Gan	\$80,100.00	\$ 3,137.10	\$76,962.90
<u>15</u>	HERMANCE EDWARD	Steven K. Spory II	\$52.50	\$ 665.58	(\$613.08)
<u>16</u>	ROBERTS WAYNE G	Frank W. Hoerauf Jr.	\$67,600.00	\$ 7,333.47	\$60,266.53
<u>17</u>	DUDKA JESSE M	Thomas W. Cwiakala	\$35,100.00	\$ 5,713.07	\$29,386.93
<u>21</u>	MASSE LOUIS P	James G. Doyle	\$36,900.00	\$ 7,306.95	\$29,593.05
<u>22</u>	PRIME TARA L	Ethan H. Winter	\$13,600.00	\$ 2,093.67	\$11,506.33
<u>23</u>	PRIME TARA L	Riley T. Walz	\$310.00	\$ 2,039.05	(\$1,729.05)
<u>24</u>	THIBEAU ARNA M	Cassandra M. Sweeney	\$77.50	\$ 1,002.28	(\$924.78)
<u>27</u>	COUNTRY CLUB ACRES INC	Cassandra M. Sweeney	\$52.50	\$ 703.52	(\$651.02)
<u>30</u>	DOHERTY ESTATE OF JAMES	Anthony Vaccarielli	\$46,100.00	\$ 8,245.83	\$37,854.17
<u>33</u>	LACROSS LISA M	Nasser Awawdeh	\$62,400.00	\$ 14,763.86	\$47,636.14
<u>34</u>	NO SALE		NO SALE		
<u>35</u>	PECK HENRY C	Nasser Awawdeh	\$38,100.00	\$ 3,059.64	\$35,040.36
<u>36</u>	STEWART FRED L	Matthew C. Whitney	\$91,800.00	\$ 4,459.43	\$87,340.57
<u>37</u>	CONKLIN STEVEN	Peter and Daniel Tiff	\$35,300.00	\$ 19,528.23	\$15,771.77
<u>38</u>	ALWELL WILLIAM W	Jehan Z. Gondal	\$148,200.00	\$ 17,216.73	\$130,983.27
<u>41</u>	LECLAIR KEVIN L JR	Regina A. Wilson	\$1,775.00	\$ 1,588.68	\$186.32
<u>42</u>	DANKULICH FREDERICK	Michael J. Zaremski	\$55,400.00	\$ 14,262.39	\$41,137.61
<u>44</u>	RUGGIERO JASON	Michael J. Satterlee	\$6,300.00	\$ 4,230.78	\$2,069.22
<u>45</u>	HAMMOND CARL	Regina A. Wilson	\$105.00	\$ 655.24	(\$550.24)
		Totals:	\$919,147.50	\$ 173,045.52	\$746,101.98