



Real Property Tax Committee

Tuesday, June 27, 2023 2:30PM
40 McMaster Street, Ballston Spa, NY

Minutes

Present: Chairman Scott Ostrander; Committee Members Philip Barrett, Diana Edwards, Mo Wright.

Absent: Jack Lawler

Supervisor John Lant; Steve Bulger, Ridge Harris, Audra Hedden, Matt Rose, Christine Rush, Anne VanVorst, County Administrator; Michelle Granger, Michael Naughton, County Attorney; Andrew Jarosh, Terri Wrisley, Erin, Angela Polit, County Treasurer.

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

On a motion made by Mr. Barrett, seconded by Mr. Wright, the minutes of the May 2, 2023 meeting were approved unanimously.

Mr. Jarosh provided an update on the Tyler V. Hennapin Supreme Court decision which decided that when a municipality forecloses on somebody's property protects delinquency, and then subsequently liquidates that property at auction. The proceeds from that auction over and above what the person owed in taxes cannot be retained by the municipality, it must be returned to the previous owner.

Mr. Jarosh reported that the New York State Legislature implemented a moratorium effectively freezing all foreclosures and auctions of tax delinquent parcels until next June, at which time between now and then the Legislature and the Executive hope to put together a task force to rewrite the parts of New York State real property law that are insufficient and to perhaps even implement other policies and other measures to into the law.

Due to this Moratorium being in place, there will be no County foreclosure this year or auction in 2024. Discussion ensued.

A motion was made by Mr. Wright, seconded by Mr. Barrett, to amend the 2023 budget for the sale of tax acquired property in light of the US Supreme Court decision of Tyler vs. Hennapin County. Unanimous.

Mr. Jarosh reported that \$750K was budgeted as revenue for 2023. The budget line will be zeroed out.

A motion was made by Mrs. Edwards, seconded by Mr. Barrett, to authorize a budget transfer to fund the investigation of two tax delinquent parcels for environmental contamination. Unanimous.

Mr. Jarosh reported that the cost of the investigation would have been funded through auction proceeds. This request is to fund the costs using Fund Balance.
The properties in question are Milt's Garage in the Town of Stillwater, Perry's Garage in the Town of Northumberland. Discussion ensued.

On a motion made by Mr. Wright, seconded by Mrs. Edwards, the meeting was adjourned unanimously.

Respectfully submitted,
Therese M. Connolly
Clerk of the Board