

**Crawford County  
Delinquent Tax Committee Meeting  
February 15, 2022**

- Call to order** The meeting was called to order at 9:00 a.m. by Chairman Derek Flansburgh. In attendance were Committee members Derek Flansburgh, Geri Kozelka and Mark Gilberts, Tom Cornford – County Board Chairman, Deanne Lutz – County Treasurer, Gionne Collins – Real Property Lister and Julie Jackson – Chief Deputy Treasurer.
- Verify posting & Approval of Minutes** Flansburgh verified that the meeting notice was properly posted. Motion made by Kozelka, seconded by Gilberts to approve the minutes of the previous meeting (November 19, 2021). Motion carried with no negative votes cast.
- 2018 Resolution** Deanne Lutz explained the Resolution which will start the 2018 tax foreclosure process. Once signed by this committee, it will be presented to the County Board. She noted that the list of properties only showed the principal tax amount and no interest or penalty was included. Motion made by Gilberts, seconded by Kozelka to approve the resolution. Motion carried with no negative votes cast.
- Title work for 2018 foreclosures** Lutz provided information on past practices regarding the title work that's done for tax foreclosures. In the past, the County has put it out to bid; however, in recent years there has been no interest by other companies. She noted that Crawford County Title Services has been awarded the bid for several years, while being the only bidder for the past couple of years, as well as being experienced with our procedures and what is required. Lutz proposed a motion to hire Crawford County Title Services directly without going through the bid process until such time that another company shows interest. She stated that we could reconsider bidding it out if/when that happens. Tom Cornford questioned whether it required the bidding process or if it was the County Treasurer's choice, similar to the public auctions. After further discussion, the committee members felt that a motion was not necessary. No action taken at this time.
- Sale of old railroad property** Lutz reminded the committee that the County has been in negotiations with the Village of Gays Mills in regard to Property #18 (previously owned by Railroad Properties, LLC) on the 2015 tax foreclosure list. The negotiations are as follows:
- December 1, 2021 – Village of Gays Mills offered to purchase for \$2,500.  
December 22, 2021 – County counter-offered at \$3,200 and agreed to cover the cost of closing.  
December 23, 2021 – Village of Gays Mills accepted the counter-offer.
- Lutz mentioned that she has been in contact with the Village of Gays Mills on the potential closing date. She also informed the members that Charlie from the newspaper had called as he is gathering information on the sale process and intended to write an article.
- Motion made by Gilberts, seconded by Kozelka to sell Property #18 (previously Railroad Properties LLC) to the Village of Gays Mills. Motion carried with no negative votes cast.

**Update on  
foreclosure sale**

Lutz went over the starting bids for properties on the upcoming foreclosure sale to be held by Kramer Real Estate and Auction Service. Kramer reassigned the property numbers to list the better properties first.

<u>Kramer's Prop.Ref. #</u>	<u>County Prop. Ref. #</u>	<u>Starting Bid Price</u>
1	16	\$10,000
2	19	\$ 1,000
8	10	\$ 200
5*	5	\$ 200

\*On Property #5, Kramer is not comfortable with splitting or selling as there are two sections on the same tax parcel. Recommendation is for the County to keep the small sliver of land and sell only the larger portion.

Motion made by Gilberts, seconded by Kozelka to sell the larger portion of Property #5 and retain the smaller sliver as County property.  
Motion carried with no negative votes cast.

6	6	\$ 200
7	9	\$ 200
3	1	\$ 200
4*	2	\$ 200

\*On Property #4, Lutz mentioned that it was unclear as to whether it was landlocked or not. Kramer viewed the property and found that there was only an old farming road, which is not considered legitimate access, so the property is landlocked. Cornford felt it should be moved to sealed bid.

Motion made by Gilberts, seconded by Kozelka to move Property #4 from the online sale to sealed bid with a starting value of \$150.  
Motion carried with no negative votes cast.

There were four properties not on either sale that Lutz mentioned would be going to the Highway Department. She believed that Gigi Collins went over Properties #3, #8, #12 & #15 with Kyle Kozelka, County Highway Commissioner, and he wanted to keep all of them for highway purposes. Lutz will confirm that with Collins.

The sealed bids to adjoining landowners will be going out in the next week, at the same time as Kramer's online sale. The online sale will run sometime through March 14<sup>th</sup>-18<sup>th</sup>, however, Kramer will let us know the final date once it's determined. Lutz stated that she agreed to cover the cost of advertising in the newspaper as this sale will not likely be very profitable for Kramer. Kramer's brochure for the sale will be sent to the mailing list of interested parties that is maintained by the Treasurer's office. Lutz reminded the committee that the sealed bids will consist of properties from the 2014 and 2015 tax year foreclosures. She noted that since the County owned the properties at the beginning of the year, they are tax exempt for 2022 and the purchasers will not receive a December tax bill for that reason.

There was one item on the November 19, 2021 agenda that was not discussed due to time constraints with the County Board meeting being held immediately afterward. It pertained to Kramer being the seller for the online sale.

Motion made by Gilberts, seconded by Kozelka to approve hiring Curt Kramer (Kramer Real Estate & Auction Service) as our auction service for this land sale.

Motion carried with no negative votes cast

Tom Cornford questioned the properties that are considered "Owner Uncertain". Lutz gave the status of the tax foreclosures that are currently in process. She explained that these properties with uncertain ownership should eventually stop as the remonumentation is now finished. She felt that possibly Gigi Collins would now be able to work with the title companies on getting corrections made for any potential issues moving forward.

Lutz informed the committee of potential legislation that may be passed regarding foreclosures and the handling of liens. She explained the current process in which the County only settles State and Federal liens, whereas the proposed legislation will require settlement of all liens. There should be clarification provided by the State on prioritization, etc. as it progresses. The legislation is still in process, but she will keep the committee updated as information becomes available.

### **Adjournment**

Motion made by Kozelka, seconded by Gilberts to adjourn the meeting.

Motion carried with no negative votes cast.

Meeting adjourned at 9:34 a.m.

**Julie Jackson, Chief Deputy Treasurer**