

**Crawford County  
Delinquent Tax Committee Meeting  
November 19, 2021**

**Call to order** The meeting was called to order at 9:05 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 Flansburgh, seconded by Kozelka to approve the minutes of the previous meeting (April 14, 2021). Motion carried with no negative votes cast.

**2015 Foreclosure Properties** Deanne Lutz opened the discussion with the status of the 2015 tax foreclosure properties and the upcoming sale of these properties. She would like starting values placed on the following properties.

Property #16 – Olson

Lutz explained that this property is the only parcel with a structure and it will qualify for the homestead credit as the property owner was living there prior to being placed in a correctional facility. Tom Cornford suggested a land value of \$11,000-22,000 and a brief discussion followed. Cornford and Flansburgh both recommended \$22,000, but felt that all starting values should be subject to Curt Kramer's opinion on behalf of Kramer Real Estate & Auction.

Motion made by Cornford, seconded by Gilberts to start at \$22,000 with final value pending Curt's opinion.  
Motion carried with no negative votes cast.

Property #19 – Dowd

Lutz noted that this is a nice lot in a residential area. Cornford suggested a starting value between \$1,800 and \$4,500, and Flansburgh felt it may possibly be worth \$4,500. A brief discussion on the value followed.

Motion made by Cornford, seconded by Kozelka to start at \$2,000 with final value pending Curt's opinion.  
Motion carried with no negative votes cast.

Property #18 – Railroad Properties LLC

Lutz stated that the Village of Gays Mills is interested in this property for a potential bike path and has funds set aside for it. Collins mentioned that there have been issues with these railroad properties in the past, but the Village of Gays Mills was mapped this past year and she felt it would be nice if it went to the Village. Lutz explained that it could be discussed at a later date as it doesn't need to be bid-out due to Village interest. Gilberts suggested recapping our costs and Lutz agreed. This property will be revisited once negotiations with the Village are completed.

No action taken on this property at this time.

#### Property #10 – Owner Uncertain

Lutz provided information on landlocked properties, access and what must go out to bid. Collins gave a brief explanation of the “Owner Uncertain” properties and how they are created, being gaps in properties that occur during remonumentation. She noted that while the County could survey, it would be costly.

Motion made by Kozelka, seconded by Gilberts to start at \$200 with final value pending Curt’s opinion.

Motion carried with no negative votes cast.

#### Property #5 – Owner Uncertain

Lutz stated that this property abuts the Kickapoo River and consists of two separate chunks of land on one parcel. She noted that it is not landlocked since it abuts the water. Collins explained that there are two Government Lots involved and Government Lots cannot cross section lines, which possibly might have been the reason for the split.

Motion made by Flansburgh, seconded by Kozelka to start at \$200 with final value pending Curt’s opinion and decision on whether it should be split and valued accordingly.

Motion carried with no negative votes cast.

#### Property #6 – Owner Uncertain

There was a short discussion on adjoining landowners. Lutz provided a brief description of this property and since it abuts Hwy 131, it is not landlocked and must be listed for the sale. Collins explained the gap to the committee.

Motion made by Gilberts, seconded by Kozelka to start at \$200 with final value pending Curt’s opinion.

Motion carried with no negative votes cast.

#### Property #9 – Owner Uncertain

Lutz described this property as a triangular piece of land and a discussion followed on the assessed value.

Motion made by Flansburgh, seconded by Kozelka to start at \$200 with final value pending Curt’s opinion.

Motion carried with no negative votes cast.

#### Properties #1 & #2 – Owner Uncertain

Collins explained that these properties are in the same area and are a bit of a mess due to vague legal descriptions. She stated that it’s difficult to know where they’re at as some lines went to the Kickapoo River and some did not. There is also a survey out there that only went to the meander line as well, and not to the centerline of the Kickapoo River.

Motion made by Flansburgh, seconded by Gilberts to start Property #1 at \$200 and Property #2 at \$300 with final values pending Curt’s opinion.

Motion carried with no negative votes cast.

#### Property #4 – Owner Uncertain

Lutz informed the committee that this property is landlocked, therefore it is not required to go out for public sale. A discussion followed on possibly bidding it to the adjacent landowners.

Motion made by Kozelka, seconded by Gilberts to start at \$600 with final value pending Curt's opinion.

Motion carried with no negative votes cast.

Properties #12 & #15 – Owner Uncertain

Lutz mentioned that these properties are on County S. Cornford felt that they looked like right-of-way.

Motion made by Cornford, seconded by Flansburgh to take it to Kyle Kozelka, County Highway Commissioner, and turn it over to the County Highway Department.

Motion carried with no negative votes cast.

Properties #3 & #8 – Owner Uncertain

After a short discussion, the committee felt that these properties should go to the Highway Department as well.

Motion made by Gilberts, seconded by Kozelka to take it to Kyle Kozelka, County Highway Commissioner, and turn it over to the County Highway Department.

Motion carried with no negative votes cast.

Properties #11 – R&T Partnership and #7, #13 & #14 – Owner Uncertain

The committee discussed these properties and felt they should be bid-out to the adjoining landowners.

Motion made by Kozelka, seconded by Gilberts to sell these properties by sealed bid to the adjoining landowners with a starting value of \$150.

Motion carried with no negative votes cast.

**Adjournment**

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

Motion carried with no negative votes cast.

Meeting adjourned at 9:58 a.m.

**Julie Jackson, Chief Deputy Treasurer**