

**Crawford County
Delinquent Tax Committee Meeting
October 8, 2019**

Call to order

The meeting was called to order at 1:05 p.m. by Chairman Derek Flansburgh. Committee member Kersten Rocksvold was absent. In attendance were: Committee members Derek Flansburgh and Henry Esser, Tom Cornford – County Board Chairman, Deanne Lutz – County Treasurer, Richard Marks – County Surveyor, Gionne Collins – Real Property Lister and Julie Jackson – Chief Deputy Treasurer.

Others attending: Curt Kramer – Kramer Auction Service.

**Verify posting
& Approval of
Minutes**

Flansburgh verified that the meeting notice was properly posted. Motion made by Esser, seconded by Cornford to approve the minutes of the previous (July 25, 2019) meeting. Motion carried with no negative votes cast.

**Blackhawk
Junction**

Deanne Lutz reported that the City officials have been corresponding with Duane Rogers – County Finance Chairman regarding a potential purchase price for the Blackhawk Junction property; however, nothing has been submitted in writing by the City as of yet. She requested that Rogers attend the meeting to provide an update, but he was unable to attend. There was a brief discussion on the amount owed for this property as well as the status of the City and the grant for contamination clean-up. Lutz notified the members that Phase I of the grant was moving forward as she planned to meet with them on October 9, 2019 at 11:00 a.m. to let them into the buildings. She was unsure as to whether soil testing would be done at that time.

Mark Peterson – Corporate Counsel joined the meeting at 1:10 p.m., at which time the members decided to move to Item No. 6 on the agenda.

**Foreclosure
Property Survey**

Rich Marks distributed handouts on the findings of his survey for the France property. He summarized multiple issues with the property lines to the north and south, as well as lack of easements and landowner disputes. Peterson mentioned the possibility of an assessor's plat; however, Collins stated that would need to be initiated by the Village of Soldiers Grove. There was further discussion on whether the property line issues could be resolved through a quit-claim deed to the abutting property owners.

Mark Peterson left the meeting at 1:20 p.m.

Marks suggested that one option to settle the issue would be to sell it to the adjoining neighbor; however Lutz felt that, legally, it may need to be auctioned. It was questioned if the property could be sold as is. Curt Kramer stated that the issues must be disclosed if auctioned as is. Marks recommended that the property boundaries be specifically described when advertising for the auction, if the property is sold as is. Lutz noted that the last day for eviction is October 11, 2019. The committee was in agreement that the preference is to sell the property as is if Mark Peterson advises that it can be done.

No action taken.

Fire Alarm System Lutz provided copies and explained the proposal to repair the fire alarm system at Blackhawk Junction. The cost for repair is \$14,473.00 plus annual service, which is on the new 3-year contract. Lutz also mentioned that this item was on the agenda for the next Public Property Committee meeting on October 9, 2019, as they could make the motion as well. Lutz recommended that we hire this company to get the alarm fixed in the interim.

Motion made by Esser, seconded by Flansburgh to approve the proposal for repair and send it to the Public Property Committee.

Motion carried with no negative votes cast.

Payoffs/Evictions Lutz gave a brief update on the properties that have been paid off along with those currently in the eviction process. She provided a handout on the amount collected for the Skarda payoff, and noted that the Mezera and Sykora properties had also been paid off previously. She explained that the Noyes and Bolstad properties were both abandoned and provided photos that Deputy Hutchison had taken while visiting the sites prior to eviction. Lutz felt it worked very well to send him out to view the properties ahead of time.

No action taken.

Properties going to auction Lutz repeated the properties discussed earlier (France, Noyes and Bolstad) and stated that they are up for auction. She informed the committee members that there is no access to Properties #4 and #5 in the Town of Haney and questioned if these should go to auction. Collins provided clarification on legal descriptions in regard to navigable streams, as both properties are adjacent to the Kickapoo River. Lutz also mentioned that the location of Property #11 in the Village of Lynxville is uncertain, appearing to be steep hillside. A general discussion followed.

Motion made by Esser, seconded by Flansburgh to sell Properties #4 and #5 by sealed bid to the adjoining landowners only.

Motion carried with no negative votes cast.

Motion made by Flansburgh, seconded by Esser to quit-claim Property #11 to the adjoining landowner for \$150.00.

Motion carried with no negative votes cast.

Auction Service Curt Kramer spoke on the option of an online auction since there are not many properties being auctioned, with the benefits that it's quicker in terms of time crunch and less costly. There was a brief discussion on closing the properties prior to the end of this year (2019).

Motion made by Esser, seconded by Flansburgh that, due to the timeframe in which the County wants to sell the land, Kramer Auction Service be selected to handle the auction and allow Kramer Auction Service to choose whichever method of auction is most advantageous to the County.

Motion carried with no negative votes cast.

Schedule date to view properties Lutz stated the need to set a date to view the properties, take photos and establish values for the pending sale. Curt Kramer will join the group to post signs and evaluate the properties as well. All committee members are welcome to go along.

The date was set for Friday, October 11, 2019 at 8:00 a.m.

No action taken.

Auction date

There was a brief discussion on the time required/necessary for advertising. Kramer estimated a closing date of December 30, 2019. Tentative date for the auction would be the middle to end of November. Motion made by Esser, seconded by Flansburgh authorizing Lutz and Kramer to set the auction date most advantageous to the County. Motion carried with no negative votes cast.

**Blackhawk
Junction
(continued)**

The committee members resumed their discussion regarding the status of Blackhawk Junction. They reviewed the action of the Joint Finance and Delinquent Tax Committee Meeting on May 29, 2019. A general discussion followed regarding the possibility of splitting the property, rental agreements and the lapse of the 6-month timeframe given to the City for completion of the study. To date, there has been no contractual commitment on behalf of the City. The members were in agreement that the County is seeking full redemption for this property.

Motion made by Esser, seconded by Flansburgh to draft a letter to the City of Prairie du Chien requesting a formal offer to purchase, in writing, with a December 1st, 2019 deadline. Motion carried with no negative votes cast.

Adjournment

Motion made by Esser, seconded by Flansburgh to adjourn the meeting. Motion carried with no negative votes cast. Meeting adjourned at 2:22 p.m.

Julie Jackson, Chief Deputy Treasurer