

**Crawford County
Delinquent Tax Committee Meeting
April 24, 2019**

- Call to order** The meeting was called to order at 1:05 p.m. by Chairman Derek Flansburgh. In attendance were: Committee members Derek Flansburgh and Kersten Rocksvold, Tom Cornford – County Board Chairman, Deanne Lutz – County Treasurer, Mark Peterson – Corporate Counsel, Gionne Collins – Real Property Lister and Julie Jackson – Chief Deputy Treasurer.
- Verify posting and Approval of Minutes** Flansburgh verified that the meeting notice was properly posted. Motion made by Flansburgh, seconded by Rocksvold to approve the minutes of the previous (November 29, 2018) meeting. Motion carried with no negative votes cast.
- Committee member Henry Esser joined the meeting at 1:07 p.m.
- Sealed Bids for 2013 & prior years Foreclosure** Deanne Lutz provided handouts on the properties that were advertised for sealed bid. Lutz stated that the Madigan bid had been withdrawn prior to the meeting at the request of Madigan. The bids were opened and Jackson read the bid amounts along with any letters that were enclosed to the committee. All bid results were documented.
- There was a brief discussion on access to Property #3. Gionne Collins noted that it's referenced on the deed where Nesselhuf has an access easement across Novak's property. Andrew and Kaleigh Novak were present for the bid opening and expressed their concern that Nesselhuf could make them relocate their driveway if she was awarded the bid.
- There was a brief discussion on splitting Property #24 based on the respective frontage of the abutting property owners. Lutz informed the committee that she'd spoken with each of the property owners, and they were aware that they were only bidding on the portion of the parcel that abutted their individual property. She also noted that Munsons had not been notified as the small portion abutting their property had been overlooked due to the scale of the map.
- Closed Session** Motion made by Flansburgh, seconded by Rocksvold to move into closed session pursuant to Section 19.85(1)(e) to discuss the sealed bids. Motion carried unanimously by a roll call vote with all members present.
- Open Session** Motion made by Esser, seconded by Rocksvold to reconvene into open session pursuant to Section 19.85(2). Motion carried with no negative votes cast.
- Properties with no bids received** Motion made by Flansburgh, seconded by Rocksvold to acknowledge that no sealed bids were received for Properties #1, #8 and #11. Motion carried with no negative votes cast.
- Award of Sealed Bids** Motion made by Cornford, seconded by Esser to award the bid for Property #3 to Andrew & Kaleigh Novak for the amount of \$1,500.00. Motion carried with no negative votes cast.

Motion made by Esser, seconded by Rocksvold to award the bid for Property #9 to Randy Moret for the amount of \$100.00.
Motion carried with no negative votes cast.

Motion made by Rocksvold, seconded by Esser to award the bid for Property #10 to Cheryl Troester for the amount of \$287.60.
Motion carried with no negative votes cast.

Motion made by Cornford, seconded by Rocksvold to award the bid for Property #12 to Robert Mitchell for the amount of \$1,250.00.
Motion carried with no negative votes cast.

Motion made by Cornford, seconded by Rocksvold to award the bid for Property #13 to Michael & Janna Bowers for the amount of \$500.00.
Motion carried with no negative votes cast.

**Award of
Property #24**

Motion made by Flansburgh, seconded by Rocksvold to award the bid for Property #24 contingent upon the parcel being split into individual parcels based on their respective frontages, to Delbert Walker and Cody Trentin (Amanda Looney) for the amount of \$100.00 each, with the option of Munson paying either the \$100.00 minimum bid amount or the attorney's fees for deed preparation. Included in the same motion, is that in the event the Munsons decline or refuse their options, the portion abutting the Munson property will be included with the Walker parcel.
Motion carried with no negative votes cast.

**2019 Title Work
Bids**

Deanne Lutz informed the committee that only one bid was received from Crawford County Title Services, Inc. for the amount of \$65.00 per tax lien search for the 2015 tax year foreclosures.
Motion made by Esser, seconded by Rocksvold to accept the bid from Crawford County Title Services, Inc.
Motion carried with no negative votes cast.

**Update on 2014
Foreclosures**

Lutz provided an update on the status of the 2014 foreclosure process. She stated that a final notice was mailed to the property owners, giving them until May 12th, 2019 to redeem their properties. She was contacted regarding the Sykora and Bolstad properties and it's possible that either one or both of these properties could be paid off and removed from the foreclosure list.

There was a discussion on the Blackhawk Junction, LLC mall properties. Lutz has been in contact with the businesses currently operating there and they individually reported their monthly rental information to her. There was some uncertainty as to whether leases become null and void as a result of foreclosure action. Lutz felt that a tentative date for the County to begin charging rent would be approximately June 1, 2019. Cornford felt that it is in the County's best interest to keep the sale of these properties moving along as quickly as possible. Lutz mentioned that the City of Prairie du Chien has expressed an interest in these properties. She also mentioned the need for the County to insure the properties in the interim and has been gathering information. The County currently has two policies in place, one that covers the structures and one for liability. Janet Geisler, County Clerk, is looking into whether a separate liability policy is necessary for this site.

Lutz felt that the committee may need to meet again after the May 12th redemption deadline. Mark Peterson will review the state statutes regarding any potential obligation to municipalities as a result of foreclosure action.
No action taken.

Adjournment

Motion made by Rocksvold, seconded by Esser to adjourn the meeting.
Motion carried with no negative votes cast.
Meeting adjourned at 2:17 p.m.

Julie Jackson, Chief Deputy Treasurer

CRAWFORD COUNTY
BID RESULTS

OPENING DATE: DELINQUENT TAX COMMITTEE
April 24, 2019

PROJECT: SEALED BIDS - TAX DEEDS
(2013 & prior years Foreclosures)

OPENING TIME: 1:00 p.m.

Bid Deadline: April 5, 2019 @ 4:00 p.m.

(* Bid Security/Deposit Received)

	Property #1	Property #3	Property #8	Property #9	Property #10	Property #11	Property #12
Bidders:							
Diane Nesselhuf	NO BIDS RECEIVED	\$225.00*	NO BIDS RECEIVED			NO BIDS RECEIVED	
Andrew/Kaleigh Novak		\$1,500.00*					
Randy Moret				\$100.00*			
Cheryl L. Troester					\$287.60*		
Robert Mitchell							\$1,250.00*
John DuCharme							\$625.00*

