

Delinquent Tax Committee
March 4, 2015

- Call to order** The meeting was called to order at 10:01 a.m. by Chairman Tom Cornford. In attendance were: Kersten Rocksvold, Henry Esser, Derek Flansburgh, Gionne Collins and Roberta Fisher.
- Verify posting** The Chairman verified that the meeting notice was properly posted.
- Delinquent Water & Sewer Charges** Gigi Collins brought up the issue of who is responsible for paying the water and sewer charges on properties that are in the foreclosure process but not yet owned by the County. The County is definitely responsible for the charges after judgment is taken but should the County be responsible for the charges during the date of filing to the date judgment is entered?
- Mark Peterson joined the meeting at 10:05 a.m.
- Currently, the delinquent water and sewer charges are added to the taxes and at tax certificate time, the county pays all of delinquent charges with the delinquent taxes. It was discussed and per the advice Mark Peterson the county will absorb all water and sewer charges associated with the foreclosed property.
- Review Redeemed Properties** Martin Sprosty joined the meeting at 10:10 a.m. He presented the committee with a spreadsheet of the properties that have been redeemed and will see that the redemption certificates are given to Mark Peterson for filing with the court. Martin also presented the committee with an updated list of the remaining properties that the County will take default judgment on.
- Notification of Foreclosures** There was much discussion on the process of sending out foreclosure notices. Several property owners chose to “not accept” the certified notices of foreclosure. The committee discussed sending one final letter of foreclosure and giving them a deadline of March 31st to get their taxes paid up. These letters would be sent via regular mail.
- Motion by Esser, second by Rocksvold to send the final foreclosure notices by regular mail, with a deadline of March 31, 2015. The motion carried with no negative votes cast.

Mark Peterson will work on the default judgment on the remaining properties. Appraised values will then follow, and then setting up a date and time for the auction to take place.

Future Sale Procedure

A committee member was approached by a second auctioneer regarding the opportunity to host the county foreclosure sale. The committee discussed possibly bidding out this job or even holding two separate auctions and have the auctioneers draw properties from a hat. This issue will be considered at the next meeting, after the judgment has been entered.

Approval of Appraisals

Appraised values will be done on all properties before they are sold.

Esser moved, Rocksvold second that Tom Cornford will be allowed to set the appraised values on these properties.

Property line survey

The committee discussed having the delinquent property lines marked prior to auction.

Rocksvold moved; Flansburgh second to contact River Valley Land Surveying, Rich Marks, Surveyor, to survey and/or mark property lines. The motion carried with no negative votes cast.

Rescind 2013

Gionne Collins read the motion in May 28, 2013 Delinquent Tax minutes regarding the sale of properties at auction. The motion was made to bid out auction services starting in January 2014 for a period of five years.

Esser moved, Rocksvold second to rescind this motion, as the auction services were never bid out at that time.

Adjournment

Motion by Flansburgh, second by Esser to adjourn. Motion carried with no negative votes cast, and the meeting adjourned at 10:55 a.m.

Roberta Fisher, Chief Deputy Clerk