

**Finance Committee Meeting  
May 28, 2025**

Attendees

Committee: Art Merrill, Wayne Marshfield, Wayland Gladstone, George Haynes, Joe Cetta,  
Eric Wilson, John Kosier, Tina Molé  
Staff: Beverly Shields, Penny Bishop

Mr. Merrill called the meeting to order at 10:31 a.m.

On a motion by Mr. Wilson, seconded by Mr. Cetta, the May 14 committee meeting minutes were unanimously approved.

The April 30 Bank Balance report was reviewed. Committee Chair announced mortgage tax checks would be available later in the day pending Board approval of the resolution.

Treasurer's Office – Beverly Shields

Mrs. Shields gave a timeline of what has been going on with foreclosures. She reported that every year since she has been in office, foreclosure and auctions have been timely until COVID-19 when the Governor declared a State of Emergency and would not allow evictions or foreclosures. When the State of Emergency was lifted, the Treasurer's Office completed a foreclosure and auction. They worked on the next foreclosure and had it ready to go when a moratorium was placed on all government foreclosures because of the Federal Supreme Court ruling that counties could no longer keep surplus funds from auction sales. Foreclosures stopped until the new state law was passed. Around this time, the prior County Clerk (reiterated by the current County Clerk) advised that due to the new rules and regulations in their office, the Treasurer's Office could no longer apply for the required index number and that all paperwork for the courts must be filed by the County Attorney. Her office immediately contacted IT and a shared email was developed between the Treasurer's Office and the County Attorney's Office. The Treasurer's court emails would be dropped into this shared unit, and then the County Attorney's Office could pick up those emails to send the legal paperwork for the Supreme Court.

Last fall, the Treasurer's Office continued to work on the foreclosures. The County Attorney stated she would no longer sign off on the foreclosures until there were: -physical deeds for each owner on the chain of title, -physical backup for all liens, and -current and satisfied liens.

For months the Treasurer worked days, nights, weekends, and holidays creating and reviewing the physical evidence requested. Due to the new law, the legal aspects of the foreclosures were drastically changed. That, and the fact that the Treasurer's Office could no longer approach the court and that everything has to be submitted by the County Attorney's Office, is why the foreclosure process is behind. The law created new timelines, required new legal reports, new mailings, etc. A totally new legal process was created.

Progress to date: -The Treasurer's Office tried to meet the deadline for a July auction. County Attorney's Office worked toward the index number, which was a moot point as there was no one in the County Clerk's Office that could file the papers. (This was also the point when she reported to the

Finance Committee that she had missed that there is an additional 90 days for redemption after the Judgement of Foreclosure.) -The Treasurer's Office had the foreclosure paperwork ready, waiting only for the index number. This work will have to be re-done because the materials are date sensitive. -Last Thursday they met with County Attorney staff and gave them materials requested: Petition, Schedule B (current list of properties), and Notice of Mailings. Along with emails that the County Attorney's Office could not open. IT looked at their emailed material and the emails were resent. On Friday, the County Attorney staff verified receipt of emails. However, without the index number, they are totally stuck at this point.

In reply to Mr. Merrill, Mrs. Shields said the earliest they could have an auction would be December. In response to Ms. Molé, she said the last foreclosure sale was for 2018. They had prepared 2019 with some from 2020 but cannot move forward at this time. She said that information provided to her is that the new foreclosure process takes 445 days from start to finish just the legal part under this new law.

In reply to Mr. Gladstone, Mrs. Shields confirmed that the County could charge \$250 per parcel plus 2% of the sales price up to \$12,500 with a court order.

Mr. Wilson asked if future auctions would be done online, to which the Treasurer said she would have to look into that. She acknowledged that the Courthouse gets packed for these foreclosure auctions.

Mr. Merrill thanked Mrs. Shields for the update.

Mr. Marshfield questioned if the grants to be received per Resolutions 92 and 93 would reduce departmental expenses, namely if these grants are included in the budget. Supervisor Gladstone stated that these are ongoing grants but he cannot confirm if these have been budgeted. This is a question for Director of Emergency Services Steve Hood.

In reply to Mr. Marshfield regarding Resolution No. 99, Supervisor Cetta said the 730 exams are related to the 730 facility billings be paid. Mr. Marshfield asked if these exams may possibly permit patients to participate in their defense proceedings. Mr. Merrill noted that the problem is when patients have to wait for months without an exam. These exams may speed up the patient moving on to the next step.

Regarding Mr. Marshfield's question about Resolution No. 101, Supervisor Haynes explained that the compost agitator is like a big rototiller that turns over the rows of compost in the back building at Solid Waste.

In response to Mr. Marshfield regarding Resolution No. 100, Supervisor Haynes explained that the capital project for the three facilities included funds to pay department employees for work on the Wickham building and bridge shop. This resolution will reimburse the department for the work. Mr. Cetta confirmed the work is for infrastructure upgrades and the funds were budgeted and this resolution moves the money to pay for the work.

Mr. Haynes reported that DPW is looking to rework three patrol garages, specifically the buildings located in Walton, Kelly Corners, and East Meredith that were built approximately in the 50s for the older, smaller trucks so they cannot get equipment inside. The buildings are aging out, falling down,

and are in rough shape. The Walton facility is in the flood plain and should be moved. The DPW Committee has a rough estimated cost of \$12 to \$14 million for the three buildings. They have a site to replace the Walton building in Northfield at the intersection of Loomis Brook and Route 23. The Kelly Corners location would remain the same and they would need to find a new location for the East Meredith garage because the current lot is too small to do much with and they are looking at a site for this building. Mr. Haynes said the patrol garage in Fishs Eddy is fairly new, built 10 to 15 years ago and is in good shape. Mr. Cetta stated funds may be available through flood mitigation for moving critical infrastructure off a floodway, particularly for the Walton site. Grant monies are available through different sources for these projects.

In reply to Mr. Merrill, Mr. Haynes said these would be three different projects, which could be spread out over several years. He asked if funds could be earmarked for the projects that need to be done sometime in the near future. Mr. Merrill agreed that assigning these to a capital project is a good idea. They will have a better indication once the auditors give their final findings later in June. Mr. Haynes opined it may be better to assign funds to a capital account rather than bond for it. Mr. Merrill agreed and said that he would prefer not to bond for the projects.

In reply to Mr. Wilson, Mr. Haynes said the size of the Walton facility would house three patrols. The other two would house one patrol each. The facilities would be standing steel frame work and are raised fairly quickly.

Ms. Molé said that by the next meeting in June, they should have a resolution to move ahead with an auction to sell the DPW building on Page Avenue in Delhi.

In reply to Mr. Marshfield about fewer mechanics available to work on County vehicles, Mr. Haynes stated DPW doesn't really have facilities to do that work anymore. Mr. Marshfield said it is costing departments a lot more to have vehicles serviced elsewhere.

There were two not-prefiled resolutions: Public Health Services budget amendment for receipt of an O'Connor Foundation grant and the payment of audit.

Travel, equipment, and fill vacancy requests were approved as presented.

The meeting adjourned at 11:15 a.m.