

**Finance Committee Meeting
May 8, 2024**

Attendees

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

Mr. Merrill called the meeting to order at 10:35 a.m.

On a motion by Mr. Marshfield, seconded by Mr. Cetta, the minutes of the April 24 committee meeting were unanimously approved.

The May 7 Sales Tax report was reviewed. The report indicates a drop of 5.2479% relative to last year.

Mr. Marshfield noted Chemung County would be having an online tax foreclosure sale on www.auctionsinternational.com later this month. Mrs. Shields confirmed that online tax foreclosure sales are subject to the same rule changes.

Treasurer's Office – Beverly Shields

Mrs. Shields reported on the new law regarding foreclosure sales and indicated the Senate may be working to make additional changes before the legislative session ends on June 8. She stated the changes are basically for residential homes, Code Class 200. The state has set up requirements for tax sales to be like bank foreclosures. Notifications that are required for a bank foreclosure are now required to be mailed for tax sales, including a bill of rights and a homeowner's warning notice. Notifications must be in twelve languages. Counties will work with the NY State Office of General Services to fulfill this requirement. The OGS would refer homeowners to a website for further information. Counties are also required to give the state a list of housing counseling agencies. Mrs. Shields indicated she has received a defined list of charges that could be recovered including cost of mailings, publications, searches, appraisals, auction expenses, reasonable attorney fees, and other administrative costs for the foreclosure process. She noted the Treasurer's Office will be required to file a full report because these charges will be different for each parcel.

Mr. Merrill noted a lot of the law is procedural. Mrs. Shields agreed, and stated her office would need a lot more time to comply. Counties are approved to start the process 18 months after the due date rather than wait 21 months. Taxpayers may be able to redeem up to the time of the deed transfer. In reply to Mr. Haynes, Mrs. Shields said installment agreements can be set up for 8, 12, 24, or 36 months.

Mrs. Shields discussed the new section of the law, Title 6, which sets the distribution of the surplus. This pertains to property being sold at a public sale in relation to the fair market value of the property. She said the county may wish to consider bringing in a professional to get higher prices.

In reply to Mr. Merrill, Mrs. Shields said the law remains that taxpayers must pay the current tax bill first, then could proceed to pay delinquent taxes.

Mrs. Shields said the article is deemed in full force effective May 25, 2023. Properties sold prior to May 21 must have an Article 78 on file at the courts which is required to still be active on April 1, 2024.

She stated surplus money must be sent into the courts 45 days after the deed is signed. The surplus will come back to the Court and Trust at the Treasurer's Office for up to three years or more if determined by the court. A 2% fee is paid to the Treasurer's Office upon surplus being withdrawn from the Court and Trust Fund.

Ms. Molé announced the additional security guards are scheduled to start on Monday.

Mr. Merrill reviewed 2 not-prefiled resolutions: the first resolution is to add two depository designations, the NY MuniTrust Cooperative Investment Pool and Community Bank, and also to rescind the original designation resolution. The second resolution is for the payment of audit.

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

Upon a motion the meeting adjourned at 11:08 a.m.