

Town of Proctor
Special Selectboard Meeting Minutes
Draft
October 11, 2018
5:00 P.M. – 6:10 P.M.

Board Members Present:

Bruce Baccei, Chair
Bob Protivansky
Tom Hogan
Judy Frazier
Ben Curtis

Employees Present:

Mary Dahlin, Collector of Delinquent Taxes
Stan Wilbur, Town Manager

Others Present:

Gary Kupferer, Esq.
Ludy Biddle, Executive Director, NeighborWorks of Western VT

I. Call to Order

The meeting was called to order at 5:00 p.m.

II. Review and Approve Agenda

Judy Frazier made the motion to approve the agenda with the addition of Park and Recreation Committee Appointment. The motion was seconded by Ben Curtis and unanimously approved.

III. Tax Sale

Mary Dahlin, Collector of Delinquent Taxes introduced Gary Kupferer, an attorney who has assisted many Vermont town with tax sales. A list of proposed properties with delinquent property tax amounts was included with the Selectboard meeting materials.

Gary Kupferer described property tax sale procedures and some of his tax sale experiences. Once notified of the tax sale, the property owner can pay up the delinquent amount until the date of the sale. The Selectboard is allowed to bid on properties and he recommends they do. The Selectboard bid should be the amount of the taxes due plus costs associated with the sale. In his experience in other towns, several bidders have attended and participated in the bidding. The successful bidder on any property will be required to make a deposit for the total amount of the bid. The property owner can redeem the property within one year by paying the taxes,

penalties, interest and tax sale expenses. If a property owner redeems the property, the successful bidder will be refunded the deposit plus 1% per month interest on the amount of the deposit.

Ludy Biddle described NeighborWorks program to assist in rehabilitating single family homes. They have partnered with the City of Rutland on several projects and are looking to expand their program to other towns. Funding for this program is from grants.

If the home owner refuses to move out when the town takes ownership, the town can initiate ejection procedures in the court.

Gary Kupferer works on an hourly rate basis to handle tax sales. His rates for 501(c)3 foundations and municipal clients is \$150.00 per hour for his time and \$85.00 per hour for his paralegal. He will also invoice for reimbursable expenses. His fees are normally less that 15% of the sale price.

Bob Protivansky made the motion to proceed with a tax sale. The motion was seconded by Judy Frazier and unanimously approved

Judy Frazier made the motion to retain Gary Kupferer to do the tax sale. The motion was seconded by Tom Hogan and unanimously approved.

The board asked Mary Dahlin to provide a list of the next 10 largest delinquent tax account.

IV. Salt Shed Bids

The only bud received for the salt shed asphalt pad was \$35,006.00 from Wilk Paving. This is \$17,466 greater than the estimated cost. However, the bid for the waste block foundation alternative is still significantly lower than the bids for the poured in place concreted foundation alternative.

Bob Protivansky made the motions to accept Will Paving \$35,006.00 bid for the salt shed bituminous concrete asphalt pad with the condition that they get it done this year. The motion was seconded by Tom Hogan and unanimously approved.

V. Town Clerk's Office Asbestos Removal Bids

The bid opening dated has been rescheduled to 3:00 p.m. Friday, October 12, 2018. Bob Protivansky made the motions to authorize Bruce Baccei, after receiving ATC Environmental Consultants bid analysis and recommendation, to make the decision for the award of the asbestos removal

contract. The motion was seconded by Tom Hogan and unanimously approved.

VI. Park and Recreation Committee Appointment

Judy Frazier made the motion to appoint Sarah Patch to the Park and Recreation Committee. The motion was seconded by Bob Protivansky and unanimously approved.

VII. Adjourn

Bob Protivansky made the motion at 6:10 p.m. to adjourn the October 11, 2018 special Selectboard meeting. The motion was seconded by Tom Hogan and unanimously approved.