

TOWN COUNCIL MAJORITY OFFICE

TAX POLICY COMMITTEE

APRIL 19, 2016

PRESENT William P. Horan, Jr., Temporary Chair; Councilors Marc Weinberg and Pat Harmon (arrived 5:50 p.m.)

ALSO Mike Walsh, Finance Director
PRESENT

CALL TO ORDER

Temporary Chair Horan called the meeting to order at 5:45 p.m.

NOMINATION OF OFFICERS

Chair

MOTION By Marc Weinberg
seconded by Bill Horan
to **appoint** Bill Horan as **Chair** of the Tax Policy Committee.
Motion carried 2/0.

Secretary

MOTION By Bill Horan
seconded by Marc Weinberg
to **appoint** Marc Weinberg as **Secretary** of the Tax Policy Committee.
Motion carried 2/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Marc Weinberg
seconded by Bill Horan
to **adopt** Robert's Rules of Order as the rules that shall govern parliamentary procedure at all subcommittee meetings, with the exception that (1) the Chair shall not be required to restate the motion of any Council member unless requested by another Councillor, or when in the discretion of the Chair, such restatement is necessary to avoid any confusion as to the motion; and (2) where such rules are in conflict with the provisions of the State Statutes, the Town Charter, or Town Ordinances.
Motion carried 2/0.

At this point, Councillor Harmon joined the meeting.

ESTABLISHMENT OF MEETING DATES

MOTION By Pat Harmon
 seconded by Marc Weinberg
 to **hold** meetings at the **call** of the Chair.
 Motion carried 3/0.

STORAGE OF RECORDS

MOTION By Marc Weinberg
 seconded by Pat Harmon
 to **store** records in the Town Council office.
 Motion carried 3/0.

APPROVAL OF MINUTES

April 15, 2014

MOTION By Marc Weinberg
 seconded by Pat Harmon
 to **approve** the minutes of the April 15, 2014 meeting.
 Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

Tax Lien Sales

Finance Director Mike Walsh initiated a general discussion regarding the possibility of the state taking action regarding tax lien sales which could possibly make it more difficult to sell and collect on tax lien sales and may require the Town to use a tax sale format in the future.

Director Walsh also pointed out that the tax lien list from January 13, 2016 of \$902,463 has increased to now total \$1,046,000. He seeks to send the tax lien list to the full Town Council for approval using the same format followed by the Town and outlined in the motion coming out of this Committee.

Director Walsh is also looking to take the new 2014 Grand List and match the subsequent liens with prior buyers of liens on the same property per the terms of the RFP for prior tax lien sales.

MOTION

By Marc Weinberg

seconded by Pat Harmon

to **authorize** the administration to conduct a tax lien sale by way of a request for proposal (RFP) and to seek and receive sealed bids pursuant to an invitation to bid on a number of tax liens held by the town on specific real property as listed on lists 1 and 2 as produced by Finance Director Mike Walsh and attached to a memorandum dated January 13, 2016 from Mayor Marcia Leclerc to Town Council Chair Richard Kehoe, subject to the following four conditions:

1. The Collector of Revenue shall notify the record owner of each property subject to a lien that is to be included in the tax lien sale, by certified mail, that the lien is being included in the request for proposal and invitation to bid, and that the owner should contact the Town immediately to pay the taxes or seek a payment plan if they wish to keep the Town's tax liens on their property from being sold;
2. In order to qualify for a payment plan, the property owner must meet the following three criteria:
 - They must remit 25% of the outstanding amount due
 - They cannot have defaulted on a prior payment arrangement
 - Their property must not have active property code violations;
3. The letters from the Collector of Revenue to each property owner shall notify the property owner that the purchaser of the tax lien on their property shall have the right to foreclose on that property; and
4. The Administration shall return to the Town Council with the results of the request for proposal and that the proposal for each tax lien must be approved by the Town Council before it is sold.

And further to **authorize** the Administration to assign the subsequent tax liens as listed on the attached totaling \$561,151.43 to the vendors who currently hold the prior year tax liens on these properties

Motion carried 3/0.

ADJOURNMENT

MOTION

By Marc Weinberg

seconded by Pat Harmon

to **adjourn** (6:12 p.m.)

Motion carried 3/0.

cc: Town Council

Mayor Leclerc

Mike Walsh, Finance Director