



TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday June 21, 2018 – 6:00pm

MEETING MINUTES

PRESENT: Chair of the Committee, Councilor Philip Wallace; Vice President James Crocker Jr.; Councilor Jessica Rapp Grassetti, Councilor John G. Flores; Councilor Paul C. Neary; Andrew Clyburn, Assistant Town Manager; David Anthony, Property and Risk Management;

Meeting was called to order at 6:05 pm.

Chair of the Committee opened up the meeting at 6:05pm. Committee members discussed the remaining tax possession properties for possible disposition in the future, Chair stated we are looking at this Committee right now as a relaunch; we were very successful with the first parcels that were bid and sold. Chair of the Committee asked for anyone that would like to speak for public comment, there was no one at this time, Chair closed public comment.

Chair of the Committee referred to the original list of Tax Possession Properties that remain after the first round of bid. Chair of the Committee asked Mr. Anthony if it would be possible to list the remaining properties with the least cumbersome first, then those that may be a bit more challenging last. Mr. Anthony had prepared a response for each of the items listed on the Agenda; likes the re launch statement, we started with 89 properties, that eventually expanded to 141 parcels, land of low value, takings owners unknown takings, Chapter 77C properties, we had these four categories that made up each of those categories. One of the first parcels put out was not bid on, we had 2 after bids received, and there were flaws, so we pulled those two out. There was a level of research that we had thought for the first 23, and we had discovered that real deep in the weeds there were issues with two that was not discovered, they had hidden stories on the first round, so we look at the 141, take the 20 out and we have a list of 14 parcels that really should be listed as Barnstable Housing properties, or conservation properties, and Town Ways to Water properties, so the list does need to be looked At and cleaned up. So there are 107 total by village, we have a pool of about 73 parcels, each will have to be reviewed because these parcels are the parcels we designated as a “2” in the first round, these are a bit more challenging, and there are more steps to take in the process to make sure we have done the right research and have collected the correct data. In the process of owners unknown, there are certain documents that the town needs to file that proves you have done the title search all the way back and there are no owners currently, so there is a lot more paperwork involved in the owners unknown process and we need to make sure we have all of it. In the case of land of low value this is less difficult, but they are not big money makers, Chapter 77C properties were gifts in lieu of tax payment, the town has acquired it and now what do we do with it. Councilor John G. Flores asked “What was the final value on the first round of sales?” Mr. Anthony stated it was \$441,613.00 and will generate about \$11, 000 in property taxes on an annual basis back to the Town. Councilor Flores asked about how much it cost for the Title search that was done. Mr. Anthony stated less than \$14, 000 Councilor Flores asked “what is the next round worth”? Mr. Anthony answered, “I think it will depend on what parcels we identify to go out to bid.” Mr. Anthony discussed the possibility of having to hire a specialist in this type of Title search for the next round of properties; there are individuals that deal only in owners unknown properties, so he believes it would be in the best interest of the Town to look for someone with this type of experience.

Mr. Anthony would like to take the 73 and categorize them like we did on the first round so that we have a clear picture of what parcels we are dealing with. Chair of the Committee asked Mr. Anthony if we were going to look at those parcels that would be considered open bid process, or are we looking

also at parcels that potentially could go to auction. Mr. Anthony hopes that when we look at the 73 parcels that are remaining, and we have had the opportunity to put them into the category like we did last round, we will have a clear picture of those that have to go to auction and those that are open bid. Mr. Anthony stated we also may find some parcels that need a different way of disposing as well or a different process other than what we did the first time, we will not know that until we break the remaining into categories.

Mr. Anthony will use the original reference book handed out to the members that has these 73 remaining properties the Committee is discussing, however he will provide a shorter version of the original, so the Committee is looking solely at the 73 that are remaining. Chair of the Committee agreed. Councilor Paul Neary asked how much due diligence has been done by the Town on any of these 73 remaining properties; has the town found any ownership on these properties. Mr. Anthony said he did a process that the staff went through each parcel individually, and looked at ownership, wetland preliminary surface discovery, zoning issues and the staff numbered them accordingly by difficulty. It is Mr. Anthony's hope that the remaining 73 will be broken up into categories again and we will have a much clearer view of each. Councilor Rapp Grassetto asked of the 73 remaining have they been passed through the town departments as we did in the first round to make sure that there isn't a parcel that conservation is looking at or the Department of Public Works. Mr. Anthony stated no, they have not been and we will need to do that again as well. Mr. Anthony stated that he had an Intern last year that did a tremendous amount of work, unfortunately there isn't an Intern this summer, and so that will hurt.

We have properties that we have not discussed, 60 acres in Danforth, Sherriff Youth Ranch house, Paine Black House, I hope we can discuss these properties as well at some point, or make recommendations on them from this Committee. Mr. Anthony stated that the way the Danforth property was acquired is tricky, the way it was acquired does not allow for permanent buildings or construction, but certainly farming that land should be an option and would like to see it used for that, or at least looked into.

Councilor Crocker asked if Mr. Anthony had any other things he wanted to mention, Chair mentioned that he was looking at the disposal methods right now. What kind of properties are we looking at to auction? Mr. Anthony stated that this Committee had a discussion regarding auction, and he explained that the town looked at this through a transparency process, and we did the process we thought was best for our residents, Mr. Anthony had received some call from barracudas that were wondering why the auction process wasn't used, they started the conversation thinking that the town wasn't bright enough, but again Mr. Anthony stated we followed the process that was best for our residents and abutters that had interest in the parcel. The next round of properties, I will probably receive more calls of these types when the second round goes out. Mr. Anthony mentioned the Committee members may want to put a couple of these out for auction to see how the process goes and you never know with an auction you could get into a bidding war and end up with a higher yield than expected, but that will be up to all of you on the process.

Mr. Anthony stated the Request for Proposal (RFP) process needs some re-looking at, there are some things Mr. Anthony needs to tighten up, one being the way it is communicated. It was good feedback from the public session held, that was the right process to follow. Councilor Rapp Grassetto asked that if the session you had is taped. Mr. Anthony said the first round was taped, and the second round will be as well.

Councilor Rapp Grassetto asked if the next list that you do of the 73 remaining parcels be broken down by village if at all possible it was helpful to have it listed that way. Chair of the Committee asked if Councilor Schnepf had any questions before they adjourned; Councilor Schnepf's main concern was if the Town was looking at any of the remaining properties were considered for housing, either affordable or low income, she wants to make sure we are doing that as well when we see these 73 come up,, not knowing of the parcels, because she has not seen the list, however she would like to see us keep it in mind. Mr. Anthony stated yes we are looking at a number of different programs available, and we are looking at them as well as using some of the funds of the Community Preservation Funds we could also use as part of these programs.

Assistant Town Manager mentioned that on tonight's Town Council Agenda he will be presenting a Resolve disposing of the first round of properties, Mr. Anthony said the closings for the first round will be all starting next week, so that is good, all the Purchase and Sales were signed and there were no issues with those at all.

Vice President Crocker, the real win is putting these back on the tax roll, to be productive tax producing revenue. The purpose of the first round was to get the monies for the legal work for the next set of parcels because we all knew these were going to be the difficult ones to handle, so Vice President Crocker would like to see maybe 30 properties that are two steps from legal, then the next 42 may be 5 steps away from legal, and then this Committee could move on to other things that this Committee is authorized to do, the next round is more of an investigative round, and that is not what this Committee does. It will leave this Committee to do is look at the rest of the larger issues brought up, Danforth Property, RFP Process on some of the larger items in the town, once we have identified the categories and the steps to take, it leaves this Committee and goes into the hands of the professionals that do all the title work, then it comes back to the Manager. This Committee will be able to look at the other parcels mentioned tonight that are much larger.

Chair of the Committee asked for a motion to adjourn, Councilor Rapp Grassetti made the motion to adjourn; Vice President Crocker seconded the motion, all members voted in favor of adjournment.

ADJOURN: 6:55pm

NEXT MEETING: August at 6:00pm