

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE TAX DEED HEARING
THURSDAY, JANUARY 17, 2013
2:30 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Commissioners' Conference Room. Staff present: Vicky McIntyre, Lyn Call and Shelly Beller, Treasurer's Office; Larry Maneely, Commissioner's Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner David L. Case called the meeting of the Ada County Commissioners to order at 2:32 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners David L. Case, Jim Tibbs and Rick Yzaguirre were present.

III. CHANGES TO THE AGENDA:

V. McIntyre read the following parcel numbers into the record and requested they be removed from the agenda as the delinquent taxes have been paid: R0793020115, R1001530140, R1383253080, R1539610065, R1625500780, R1625500850, R1955020472, R2317000008, R2733050240, R2734500391, R2734500400, R2734520010, R3046620450, R3634300100, R5672670325, R5739780391, R6744050178, R6744110165, R7334020045, R7334190568, R7689832210, R8582250070, R9035290100, S0412346650, S0510438802, S1130234000, S1210417400 and S1426234800.

ACTION: R. YZAGUIRRE MOVED TO REMOVE THE PARCELS READ INTO THE RECORD BY THE TREASURER AS THE TAXES HAVE BEEN PAID. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

IV. IN THE MATTER OF NEW BUSINESS:

- Tax Deed Parcels (30) (*Authorize the Chairman and Treasurer to Sign the Appropriate Documents*)

V. McIntyre explained the procedure pursuant to Title 63, Chapter 10 for taking tax deed and confirmed that the individuals coming before the Board were three years delinquent and have been properly notified. She said the Board would make a decision parcel by parcel to take the property by tax deed. She advised that the parcels taken to tax deed would be sold at a public auction which is generally scheduled in May. She stated that the individuals have the ability to redeem the parcel up until the time of auction. She then provided the Board packets for each parcel and explained the information contained in each packet.

[Parcel Nos. R756975115 and R7569751125 were heard first, as property owner was present.]

1. R0391010030 Stinger Dale & Phyllis

[This parcel was heard after Parcel No. R2910500160.]

V. McIntyre presented the Staff report.

2. R0471200020 Biggerstaff Kim D

V. McIntyre presented the Staff report.

J. Tibbs disclosed that he believed he knew this property owner.

L. Call advised the Board that Parcel Nos. R0391010030 and R0471200020 were owner occupied.

V. McIntyre explained that the spreadsheet provided at the beginning of the meeting reflected which properties are owner occupied.

3. R0925000012 Johnson Landon
V. McIntyre presented the Staff report.
4. R1001190020 Jenks Sarah E
V. McIntyre presented the Staff report.
5. R1281500040 Corbeil Joseph Manuel
V. McIntyre presented the Staff report.
6. R1479810260 Hunemiller Kelly J
V. McIntyre presented the Staff report.
7. R1580930135 Carter Gary H
V. McIntyre presented the Staff report.
8. R2373370090 Price Victoria L
V. McIntyre presented the Staff report.
9. R2734523476 Olin Fred G
V. McIntyre presented the Staff report.
10. R2910500160 Dennis James M

[This parcel was heard after Parcel Nos. R7569751115 and R7569751125.]

Beth Dennis was present and sworn in for testimony.

V. McIntyre presented the Staff report.

B. Dennis stated that she has been working with her mortgage company and they assured her the taxes would be taken care of.

V. McIntyre advised the Board that there was going to be a second tax deed hearing that the Board may consider tabling this parcel and possibly Parcel Nos. R7569751115 and R7569751125 to.

[Parcel No. R0391010030 was heard next.]

11. R3273500170 Finney, Juanita O Trust

V. McIntyre presented the Staff report.

[Property owner appeared at the end of the hearing. This parcel was re-called at the end of the hearing.]

Robert Finney was present and sworn in for testimony.

V. McIntyre presented the Staff report.

R. Finney stated he was the Trustee of the Juanita Finney Trust. He presented a cashier's check for the amount of the 2009 taxes.

12. R4934250072 Kelsey Kate P
V. McIntyre presented the Staff report.
13. R5488500090 Dibble Arlene J, c/o Richard Dibble
V. McIntyre presented the Staff report.

14. R5672060415 Thomas Lora J

V. McIntyre presented the Staff report.

15. R6129000040 Buich Dave

V. McIntyre presented the Staff report.

16. R6744100023 Ramaswamy Meenakshi Sundaram

V. McIntyre presented the Staff report.

17. R6960130480 O'Tyson Julie L

V. McIntyre presented the Staff report.

18. R7476550080 Deshazo E L Credit Shelter Trust, c/o Marianne Deshazo Trustee

V. McIntyre presented the Staff report.

19. R7569751115 Pacania Paul C

[This parcel was heard first and was heard jointly with Parcel No. R7569751125.]

P. Pacania was present and sworn in for testimony.

V. McIntyre presented the Staff reports for Parcel Nos. R7569751115 and R7569751125.

P. Pacania stated that he and his brother owned the property. He said his brother was in the process of obtaining a home equity loan to pay the taxes currently owed on the property.

V. McIntyre advised P. Pacania that the County was statutorily required to take properties to tax deed that are three years delinquent. She stated that the property owner had a redemption period from the time the property is taken to tax deed until the date of the sale of the property at auction.

The Board affirmed that there would be additional fees due on the property once it has been taken to tax deed.

V. McIntyre explained that at the time of redemption all taxes, including the current year's taxes would need to be paid.

[Parcel No. R2910500160 was heard next.]

20. R7569751125 Pacania Paul C

[This parcel was heard jointly with Parcel No. R7569751115.]

21. R7608900190 Dickerson David T

V. McIntyre presented the Staff report.

22. R7824220150 Hamblin M Lee

V. McIntyre presented the Staff report.

23. R8108001183 Ayres Minnie, c/o Susan Ayres

V. McIntyre presented the Staff report.

24. R8792620520 Ngo Lan

V. McIntyre presented the Staff report.

25. S0412212700 Ray Frank M

V. McIntyre presented the Staff report.

The Board and Staff discussed the value placed on the property and the costs of collection associated with the property. V. McIntyre explained that her office would determine opening bids for the properties taken to tax deed and present them for approval by the Board. She advised that the opening bid was generally set at the amount of outstanding taxes. She said that the costs associated with taking each property to tax deed was approximately \$600 - \$700.

26. S0435449451 Stewart Charles H

V. McIntyre presented the Staff report.

S. Beller advised the Board that this property was a canal easement. She stated she was currently working with the canal company to determine ownership of the easement.

27. S0513427810 Gillis Don J

V. McIntyre presented the Staff report.

28. S0633223018 3205 W Edgemoor Trust, Kearna Whiting c/o Emblem Properties

V. McIntyre presented the Staff report.

29. S1212233810 Davis Robert

V. McIntyre presented the Staff report.

30. S1224449601 Strada Bellissima LLC, c/o Evans Const Mngt Co

V. McIntyre presented the Staff report.

31. S1336223600 Trailbridge LLC

V. McIntyre presented the Staff report.

ACTION: R. YZAGUIRRE MOVED TO POSTPONE ISSUING A TAX DEED FOR 90 DAYS ON PARCEL NOS. R29105000160, R7569751115 AND R7569751125; AND AUTHORIZE THE CHAIRMAN AND TREASURER TO SIGN THE APPROPRIATE DOCUMENTS ON BEHALF OF THE BOARD. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. McIntyre requested the ninety day period be determined so a date specific could be scheduled.

ACTION: R. YZAGUIRRE AMENDED HIS MOTION TO TABLE THE THREE PARCELS AND HEAR ANY NEW ITEMS TO APRIL 23, 2013, AT APPROXIMATELY 9:15 A.M. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

J. Morris advised the Board that another property owner had arrived. V. McIntyre advised the Board that Mr. Finney represented Parcel No. R3273500170.

[Parcel No. R3273500170 was re-called.]

ACTION: R. YZAGUIRRE MOVED TO REMOVE PARCEL NO. R3273500170 FROM THE TAX DEED LISTING AND AUTHORIZE THE CHAIRMAN AND TREASURER TO SIGN THE APPROPRIATE DOCUMENTS ON BEHALF

OF THE BOARD. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

ACTION: R. YZAGUIRRE MOVED TO ISSUE A TAX DEED ON THE REMAINING PARCELS PRESENTED BY THE TREASURER; AND AUTHORIZE THE CHAIRMAN AND TREASURER TO SIGN THE APPROPRIATE DOCUMENTS ON BEHALF OF THE BOARD. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

L. Call inquired if the Treasurer’s Office would be allowed to present the items to be sold at auction and set the opening bids at the April 23, 2013, hearing. The Board authorized the Treasurer’s Office to present those items.

IV. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 3:33 p.m.

Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk