

LAND RECORDS COMMITTEE MEETING
 August 15, 2013
 Oneida County Courthouse
 Second Floor – Committee Room #1
 Rhinelander, Wisconsin 54501
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Committee Members	Denny Thompson, Chairman	Sonny Paszak
Mike Timmons	Jim Intrepidi	Greg Oettinger

Call to Order and Chair’s announcements.

Thompson called the meeting to order in accordance with the Open Meeting Law at 11:04 a.m., noting that the meeting notice had been properly posted and the building and meeting room is handicap accessible. All members present. Timmons arrived at 11:13 a.m. Staff members present were Romportl & Franson.

Approve today’s agenda.

Motion/Paszak/Intrepidi to approve today’s Land Records Committee agenda. All ayes.

Approve minutes of Land Records July 9, 2013 meeting

Motion/ Paszak/Intrepidi to approve the minutes of the July 9, 2013 meeting. All ayes.

Staff members’ attendance at land-related meetings/seminars.

There were no requests presented.

Rocky Run & Currie Lake Rd. SWNE 23-37-6 100 ft excess right-of-way

Romportl informed the committee that he had inquiries on the status of the excess right-of-way that the County owns along Rocky Run Road (CA 340-2). At the time this 100’ strip was reserved, Currie Lake Road ran somewhere through the forty and then later on was relocated by the Town along the west line of the forty. Because of the unusual circumstances, Romportl suggested that if a request comes in, the County sell part of the 100’ strip along Rocky Run Road not needed for right-of-way to the adjoining landowner and quit claim any interest we may have in the remaining part of the forty to the same landowner.

Motion/ Timmons/Intrepidi if requested, to offer for sale part of the 100’ strip running along Rocky Run Road to the adjoining landowner and quit claim any interest in the remaining part of the forty to the landowner without charge for that part north of CA 340-2. All ayes.

Review tax delinquent properties, setting minimum bid(s), sale date and recommendations on properties.

(FMV = Fair Market Value as noted on tax bill. CR, HA etc are abbreviations of the Town followed by parcel identification number).

Motion by Paszak second Intrepidi; Offer CR 2-8 at FMV of \$2,400.00. All ayes.

Motion by Thompson second Oettinger; Offer CR 164-9 (3324 Boyce DR) at FMV of \$57,500.00 All ayes.

Motion by Paszak second Thompson to offer HA 1140 – HA 1147 (5747 Highway 51, Hazelhurst) (Hazelhurst Condominium) below FMV in ‘AS IS condition’ and set minimum bid at \$49,500.00 since the building is in poor condition and past experience of the Committee has found that properties in poor condition requiring numerous repairs, alterations or possible demolition do not sell at FMV. Setting a much lower price saves the County money for advertizing and attracts the

attention of more perspective buyers. Also the County may sell the property quicker thereby reducing its length of liability and it gets the property back on the tax roll sooner. All ayes

Motion by Timmons second Intrepidi; Offer LT 434-21 at FMV of \$4,100.00. All Ayes.

Motion by Paszak second Oettinger; Offer LT 495-4 at FMV of \$15,400.00. All Ayes.

Motion by Intrepidi second Oettinger to offer MI 3909 (10019 Pine tree DR, Minocqua) below FMV in 'AS IS condition' and set minimum bid at \$4,500.00 since the building is in extremely poor condition and past experience of the Committee has found that properties in poor condition requiring numerous repairs, alterations or possible demolition do not sell at FMV. Setting a much lower price saves the County money for advertizing and attracts the attention of more perspective buyers. Also the County may sell the property quicker thereby reducing its length of liability and it gets the property back on the tax roll sooner. All Ayes.

Motion by Timmons second Intrepidi to offer NE 401-9C (3940 Highway 47, Newbold) below FMV in 'AS IS condition' and set minimum bid at \$65,500.00 since the building is in poor condition and past experience of the Committee has found that properties in poor condition requiring numerous repairs, alterations or possible demolition do not sell at FMV. Setting a much lower price saves the County money for advertizing and attracts the attention of more perspective buyers. Also the County may sell the property quicker thereby reducing its length of liability and it gets the property back on the tax roll sooner. All Ayes.

Motion by Paszak second Timmons; Offer all three parcels: PI 296, PI 299 & PI 309 at combined FMV of \$188,000.00, subject to Forestry looking at the timber on the land to see if it would be beneficial to log first. All Ayes.

Motion by Intrepidi second Oettinger; Offer SC 793-B, 1986 Sabinos Point DR at FMV of \$35,800.00. All Ayes.

Motion by Timmons second Intrepidi; If Highway Department does not need for right of way, offer area west of Rapids Water Dr at \$900 and east of road at \$700.00 which totals the FMV of \$1,600.00. All Ayes.

Motion by Thompson second Oettinger; Hold up the sale of the property until further research is done and contacting the State of Wisconsin on the interest they expressed in purchasing the property. All Ayes.

Motion by Paszak second Timmons to offer RH 426 (315 N Brown ST, Rhinelander) below FMV in 'AS IS condition' and set minimum bid at \$33,000.00 since the building is in fair condition and past experience of the Committee has found that properties in fair condition do not sell at FMV. Setting a lower price saves the County money for advertizing, attracts the attention of more perspective buyers and the County could sell the property quicker thereby reducing its length of liability and it also gets the property back on the tax roll sooner. It may also save the County by not having to winterize or maintain the property, ie lawn care, snow shoveling etc). All Ayes.

Motion by Intrepidi second Oettinger to offer RH 902 (721 Bruner St, Rhinelander) below FMV in 'AS IS condition' and set minimum bid at \$34,900.00 since the building is in fair condition and past experience of the Committee has found that properties in fair condition do not sell at FMV. Setting a lower price saves the County money for advertizing, attracts the attention of more perspective

buyers and the County could sell the property quicker thereby reducing its length of liability and it also gets the property back on the tax roll sooner. It may also save the County by not having to winterize or maintain the property, ie lawn care, snow shoveling etc). All Ayes.

Motion by Timmons second Paszak; Offer RH 2508 at FMV of \$8,000.00. All Ayes.

Motion by Timmons second Intrepidi to offer RH 2570 (1206 River ST, Rhinelander) below FMV in 'AS IS condition' and set minimum bid at \$9,600.00 since the building is in fair condition and past experience of the Committee has found that properties in fair condition do not sell at FMV. Setting a lower price saves the County money for advertizing, attracts the attention of more perspective buyers and the County could sell the property quicker thereby reducing its length of liability and it also gets the property back on the tax roll sooner. It may also save the County by not having to winterize or maintain the property, ie lawn care, snow shoveling etc). All Ayes.

Motion by Intrepidi second Paszak; Offer CR 366-9 for \$9,900.00. Property has previously been offered for sale and has not sold. All Ayes.

The committee set the date for the next land sale for October 29, 2013 at 10:00 a.m. The bid deadline will be October 25th.

The Committee may consider a motion to adjourn into closed session pursuant to Sec. 19.85 (1) (e) of the Wisconsin statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session topic; topics will be 111 E Davenport St, former WPS property, and 314 S Courtney St, former Daily News property. Motion/Intrepidi/Paszak to go into closed session. Roll call vote taken with all approving; motion carried.

The committee will return to open session and may ratify any matter(s) discussed in closed session. Motion/Paszak/Timmons to return to open session. Roll call vote taken with all approving; motion carried.

Thompson announced that there was a brief update on the WPS property and former Daily News property in closed session.

2014 Public Property & Personnel requests Land Information & Register of Deeds

There were no requests from the Land Information Office or from Register of Deeds.

Review/Act on monthly bills, line item transfers, purchase orders, budget surveys/report and non-budgetary item requests: a. Register of Deeds b. Land Information

Motion/Intrepidi/Oettinger to approve the Register of Deeds bills & line item transfer as presented. All ayes.

Motion/Paszaik/Oettinger to approve the Land Information bills as presented. All ayes.

Public Comment/Communications.

None presented.

Date of next meeting and items for agenda.

The next meeting was set for September 10, 2013 at 10:00 A.M. Presentation of plat book (Vanney).

Adjourn.

Motion/Oettinger/Intrepidi to adjourn the meeting at 12:37 P.M. All ayes.

Denny Thompson
Chairperson

Michael J. Romportl
Staff Chairperson