

Robert J. Beck

2020 JUN -5 A 10:34

TOWN CLERK
EAST HARTFORD

MICROSOFT "TEAMS"
TAX POLICY COMMITTEE

JUNE 9, 2020

TO: Councillors Don Bell and Pat Harmon

FROM: Angie Parkinson, Temporary Chair

RE: Tuesday, June 9, 2020 @ 5:30pm

Due to the coronavirus outbreak, Town Hall is closed. Pursuant to Governor Lamont's Executive Order No. 7B, the June 9th Tax Policy Committee meeting will be accessible through "Microsoft Teams" 1 929-235-8441 Conference ID: 558 807 767 #

AGENDA

1. CALL TO ORDER
2. NOMINATION OF OFFICERS
 - A. Chair
 - B. Secretary
3. ADOPTION OF RULES GOVERNING MEETINGS
4. ESTABLISHMENT OF MEETING DATES
5. STORAGE OF RECORDS
6. APPROVAL OF MINUTES
 - A. March 20, 2019
7. OPPORTUNITY FOR RESIDENTS TO SPEAK
8. OLD BUSINESS
9. NEW BUSINESS
 - A. Assignment of Subsequent Tax Liens to Existing Lien Holders
10. ADJOURNMENT

c: Town Council
Mayor Leclerc
Linda Trzetzkiak, Finance Director

Robert J. Pasak

2019 MAR 25 P 2:09

TOWN COUNCIL MAJORITY OFFICE
TAX POLICY COMMITTEE

TOWN CLERK
EAST HARTFORD

MARCH 20, 2019

PRESENT Shelby Brown, Chair, Councillors Marc Weinberg and Pat Harmon

ALSO Marcia Leclerc, Mayor
PRESENT Mike Walsh, Finance Director
Rich Gentile, Assistant Corporation Counsel

CALL TO ORDER

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

APPROVAL OF MINUTES

November 14, 2018

MOTION By Marc Weinberg
seconded by Pat Harmon
to **approve** the minutes of the November 14, 2018 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

Tax Lien Sales

Finance Director Mike Walsh led a discussion on the benefits to a tax lien sale. He maintains that it is considered good fiscal practice and it improves the town's bond rating as well as the tax collection rate. It also keeps the tax structure fair and equitable. The Administration will complete an RFP and return to the Town Council in late May or June to secure their approval to complete the tax lien sale process.

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 stated on lists produced by Finance Director Mike Walsh and attached to a memorandum dated February 20, 2019 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 totaling \$400,648.79, as stated on lists produced by Finance Director Mike Walsh and attached to a memorandum dated February 20, 2019 from Mayor Marcia Leclerc to Town Council Chair Richard Kehoe, 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** (6:11 p.m.)
 Motion carried 3/0.

cc: Town Council
 Mayor Leclerc
 Mike Walsh, Finance Director
 Rich Gentile, Assistant Corporation Counsel

Assignment of Subsequent Tax Lines to Existing Lien Holders


MOTION By

seconded by

to recommend that the Town Council **authorize** the Administration to assign the subsequent tax liens of 59 properties totaling \$450,749.09, as stated on lists produced by Finance Director Linda Trzetzziak and attached to a memorandum dated March 27, 2020 from Mayor Marcia Leclerc to Town Council Chair Richard Kehoe, to the vendors who currently hold the prior year tax liens on these properties.



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 27, 2020
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: REFERRAL: Tax Policy and/or Disposition of Town-Owned Property Subcommittees

Attached, please find a list of 59 properties totaling \$450,749.09, where tax liens have been sold via the RFP process and where subsequent liens now need to be assigned to the exiting lien holders.

Please place this on the Town Council agenda for the April 7th, 2020 Town Council meeting.

Thank you.

C: L. Trzetzziak, Finance Director
I. Laurenza, Tax Collector



MEMORANDUM

DATE: March 27, 2020

TO: Marcia A. Leclerc, Mayor

FROM: Linda M. Trzetzziak, Director of Finance *LMT*

TELEPHONE: (860) 291-7246

RE: Referral to Tax Policy and/or Disposition of Town Owned Property Subcommittees:

- Subsequent Liens on Properties - Recommended for Assignment

Attached please find a list of 59 properties where prior year tax liens have been sold via the RFP process and now the subsequent liens need to be assigned to the existing lien holders. The subsequent liens total \$450,749.09. All amounts that eventually move to assignment will be updated through the expected date of sale which should be no later than August 31, 2020.

As background information related to the process followed by the Tax Office, the collection process completed for each grand list year is summarized below.

- The tax bill first installment legal notice is published (the middle of June).
- An individual tax bill is printed and mailed to the property address (late June).
- If full payment is not received, an individual delinquent letter is mailed (August).
- The tax bill second installment legal notice is published (late December).
- If full payment is not received, an individual demand letter is mailed (February).
- If amounts remain unpaid, a notice of intention to file lien letter is mailed (May).
- If amounts remain unpaid, a lien is filed by the Tax Collector (by June 30th).

While it is regrettable that the town has to initiate these actions, despite our best efforts, we have been unable to secure collection with these particular properties. Accordingly, to maintain a fair and equitable tax collection system, we must initiate this actions.

Should you have any questions or problems on the aforementioned, please feel free to let me know.

BILL#	UNIQUE # NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
2018-01-0011933	8775 R R A PROPERTIES LLC	1251-1265 MAIN ST	21,477.68	3,543.82	24	25,045.50	
TOTAL	1	8775 1251-1265 MAIN ST			0	25,045.50	Cruickshank
2017-01-0013154	1121 SCHULTZ JOSEPH W	270 BREWER ST	8,982.96	3,099.12	24	12,106.08	
2018-01-0013154	1121 SCHULTZ JOSEPH W	270 BREWER ST	9,256.26	1527.29	24	10,807.55	
TOTAL	2	1121 270 BREWER ST				22,913.63	Empire
2017-01-0014747	13426 UN QUE REALTY L L C	30 SPENCER CT	7,270.06	2,508.17	24	9,802.23	
2018-01-0014747	13426 UN QUE REALTY L L C	30 SPENCER CT	7,491.24	1236.05	24	8,751.29	
TOTAL	2	13426 30 SPENCER CT				18,553.52	Empire
2017-01-0010037	405 MCNTANEZ RAUL P & AWI	113 ARNOLD DR	5,797.84	2,000.26	24	7,822.10	
2018-01-0010037	405 MCNTANEZ RAUL P & AWI	113 ARNOLD DR	5,974.24	985.75	24	6,983.99	
TOTAL	2	405 113 ARNOLD DR				14,806.09	Empire
2017-01-0004327	12655 DYER JUSTIN D	127 SHADYCREST DR	4,022.50	1,387.77	24	5,434.27	
2018-01-0004327	12655 DYER JUSTIN D	127 SHADYCREST DR	4,144.88	683.9	24	4,852.78	
TOTAL	2	12655 127 SHADYCREST DR				10,287.05	Empire
2017-01-0010895	7666 ORTIZ REINALDO EST OF	21 LAFAYETTE AVE	3,425.32	1181.74	24	4,631.06	
2018-01-0010895	7666 ORTIZ REINALDO EST OF	21 LAFAYETTE AVE	3,529.54	582.37	24	4,135.91	
TOTAL	2	7666 21 LAFAYETTE AVE				8,766.97	Empire
2018-01-0015107	7115 WADE LYNE	85-87 JAMES ST	18,705.52	3,086.41	24	21,815.93	
TOTAL	1	7115 85-87 JAMES ST			0	21,815.93	Fig
2018-01-0009487	14191 MCCLELLAN ROBERT L	776 TOLLAND ST	9,078.98	1498.03	24	10,601.01	
TOTAL	1	14191 776 TOLLAND ST			0	10,601.01	Fig
2018-01-0016404	17010 CASSADY JAMES & JUNE	7 STRAWBERRY LN	8,160.12	1346.42	24	9,530.54	
TOTAL	1	17010 7 STRAWBERRY LN			0	9,530.54	Fig
2018-01-0013563	1257 SITARAS JO ANN & SITARA	45 BRIARWOOD LN	7,849.26	1295.13	24	9,168.39	

BILL#	UNIQUE # NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
TOTAL	1	1257 45 BRIARWOOD LN			0	9,168.39	Fig
2018-01-0G01869	114 BRYANT JULIE G & KING M.	31-33 AMY DR	7,767.24	1281.59	24	9,072.83	
TOTAL	1	114 31-33 AMY DR			0	9,072.83	Fig
2018-01-0C01810	8102 BROWN RONALD F EST OF	70 LEVERICH DR	7,392.04	1219.68	24	8,635.72	
TOTAL	1	8102 70 LEVERICH DR			0	8,635.72	Fig
2018-01-0G04074	5261 149 GOODWIN STREET LLC	149 GOODWIN ST	7,258.96	1197.73	24	8,480.69	
TOTAL	1	5261 149 GOODWIN ST			0	8,480.69	Fig
2018-01-0G01529	8866 ARANGO ARMANDO E	1725 MAIN ST	7,254.54	1197.00	24	8,475.54	
TOTAL	1	8866 1725 MAIN ST			0	8,475.54	Fig
2018-01-0G00939	14704 LARACUENTE PROPERTY M.	123 WHITEHALL DR	6,759.02	1115.24	24	7,898.26	
TOTAL	1	14704 123 WHITEHALL DR			0	7,898.26	Fig
2018-01-0G08231	10580 LATORRE JODI M & RICHAF	750 OAK ST	6,669.14	1100.41	24	7,793.55	
TOTAL	1	10580 750 OAK ST			0	7,793.55	Fig
2018-01-0G08835	696 MVC HOME LLC	31 BIDWELL AVE	6,414.76	1058.44	24	7,497.20	
TOTAL	1	696 31 BIDWELL AVE			0	7,497.20	Fig
2018-01-0C14423	15843 MITA REAL ESTATE II L L	235 EAST RIVER DR 1102	6,301.80	1039.8	24	7,365.60	
TOTAL	1	15843 235 EAST RIVER DR 1102			0	7,365.60	Fig
2018-01-0G07665	1936 COPELAND ELOUISE	800-802 BURNSIDE AVE	6,279.20	1036.07	24	7,339.27	
TOTAL	1	1936 800-802 BURNSIDE AVE			0	7,339.27	Fig
2018-01-0C14850	1683 VALLE LORRI	13-15 BURNSIDE AVE	5,726.24	944.83	24	6,695.07	
TOTAL	1	1683 13-15 BURNSIDE AVE			0	6,695.07	Fig
2018-01-0G06690	9728 BAEZ MANUEL	65 MILWOOD RD	5,637.84	930.24	24	6,592.08	

BILL#	UNIQUE I NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
TOTAL	1	9728 65 MILWOOD RD			0	6,592.08	Fig
2018-01-0012355	1607 RIZZUTO ALBERT S	21 BURNHAM ST	5,605.42	924.9	24	6,554.32	
TOTAL	1	1607 21 BURNHAM ST			0	6,554.32	Fig
2018-01-0010929	13390 LANTHIER TAMMIE L	73 SPARROWBUSH RD	5,590.68	922.46	24	6,537.14	
TOTAL	1	13390 73 SPARROWBUSH RD			0	6,537.14	Fig
2018-01-0006815	11863 KELLER BRIAN L	135 RIDGEWOOD RD	5,342.20	881.46	24	6,247.66	
TOTAL	1	11863 135 RIDGEWOOD RD			0	6,247.66	Fig
2018-01-0007659	1594 KENT WILLIAM F EST OF	90 BURNBROOK RD	5,336.30	880.49	24	6,240.79	
TOTAL	1	1594 90 BURNBROOK RD			0	6,240.79	Fig
2018-01-0015589	5295 WOJNILO EUGENE JOSEPH	267 GOODWIN ST	5,296.52	873.92	24	6,194.44	
TOTAL	1	5295 267 GOODWIN ST			0	6,194.44	Fig
2018-01-0008587	14088 LIBERTY INVESTMENT GRO	362 TOLLAND ST	5,254.28	866.96	24	6,145.24	
TOTAL	1	14088 362 TOLLAND ST			0	6,145.24	Fig
2018-01-0001023	2540 BEAULIEU CLAUDE J	106 CHESSLEE RD	5,251.34	866.47	24	6,141.81	
TOTAL	1	2540 106 CHESSLEE RD			0	6,141.81	Fig
2018-01-0013168	1111 SCHULTZ WILLIAM C	236 BREWER ST	5,172.28	853.43	24	6,049.71	
TOTAL	1	1111 236 BREWER ST			0	6,049.71	Fig
2018-01-0013161	1117 SCHULTZ JOSEPH W	260 BREWER ST	5,118.24	844.51	24	5,986.75	
TOTAL	1	1117 260 BREWER ST			0	5,986.75	Fig
2018-01-0011236	5662 PATTISON JAMES R	4 GREAT HILL RD	5,049.88	833.23	24	5,907.11	
TOTAL	1	5662 4 GREAT HILL RD			0	5,907.11	Fig
2018-01-0001033	4659 BEAULIEU REED & ANTOIN	1092 FORBES ST	4,857.96	801.57	24	5,683.53	

BILL#	UNIQUE I I NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
TOTAL	1	4659 1092 FORBES ST			0	5,683.53	Fig
2018-01-0005278	3076 FRALEIGH CARL F & NANCY	27 COLLIMORE RD	4,852.56	800.67	24	5,677.23	
TOTAL	1	3076 27 COLLIMORE RD			0	5,677.23	Fig
2018-01-0011467	4666 PESCE TIMOTHY L/U	1134 FORBES ST	4,843.72	799.21	24	5,666.93	
TOTAL	1	4666 1134 FORBES ST			0	5,666.93	Fig
2018-01-0001341	2192 BINETTE RICHARD	59 CANTERBURY ST.	4,765.64	786.33	24	5,575.97	
TOTAL	1	2192 59 CANTERBURY ST			0	5,575.97	Fig
2018-01-0004631	1544 ELAINE S ELDRIDGE REVOC	216 BURKE ST	4,444.96	733.42	24	5,202.38	
TOTAL	1	1544 216 BURKE ST			0	5,202.38	Fig
2018-01-0005640	5057 GAUTHIER DAWN D & HOV	9-91/2 GARDEN ST	4,430.70	731.06	24	5,185.76	
TOTAL	1	5057 9-91/2 GARDEN ST			0	5,185.76	Fig
2018-01-0011331	379 HONORA LLC	228 ARBUTUS ST	4,426.78	730.42	24	5,181.20	
TOTAL	1	379 228 ARBUTUS ST			0	5,181.20	Fig
2018-01-0001253	10868 BEST GAIL D	12 ORCHARD TER	4,361.74	719.68	24	5,105.42	
TOTAL	1	10868 12 ORCHARD TER			0	5,105.42	Fig
2018-01-0006988	12916 HUPPER DOREEN F	151 SILVER LN	4,185.16	690.55	24	4,899.71	
TOTAL	1	12916 151 SILVER LN			0	4,899.71	Fig
2018-01-0001835	2784 BROWN WILLIAM SHANNC	139 CHRISTINE DR	4,066.32	670.94	24	4,761.26	
TOTAL	1	2784 139 CHRISTINE DR			0	4,761.26	Fig
2018-01-0000402	12560 BROOKES MCKENZIE	23 SCOTT CIR	4,056.50	669.32	24	4,749.82	
TOTAL	1	12560 23 SCOTT CIR			0	4,749.82	Fig
2018-01-0007526	10140 KASPER DOROTHY	15 NASSAU CIR	3,845.32	634.48	24	4,503.80	

BILL#	UNIQUE II NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
TOTAL	1	10140 15 NASSAU CIR			0	4,503.80	Fig
2018-01-0009022	4531 MALITSKY FRANK X	552 FORBES ST	3,779.32	623.59	24	4,426.91	
TOTAL	1	4531 552 FORBES ST			0	4,426.91	Fig
2018-01-0012053	7907 RAYE NANCY A	27 LATIMER ST	3,779.02	623.54	24	4,426.56	
TOTAL	1	7907 27 LATIMER ST			0	4,426.56	Fig
2018-01-0007486	1097 SCHULTZ JOSEPH W	179 BREWER ST	2,801.74	462.28	24	3,288.02	
TOTAL	1	1097 179 BREWER ST			0	3,288.02	Fig
2018-01-0014784	9591 URBAN SUBURBAN AFFORI	109 MERCER AVE LAND	1,240.52	204.68	24	1,469.20	
TOTAL	1	9591 109 MERCER AVE LAND			0	1,469.20	Fig
2018-01-0007333	11696 JOJIN OZREN	187 PROSPECT ST	10,526.74	1736.91	24	12,287.65	
TOTAL	1	11696 187 PROSPECT ST			0	12,287.65	RTLF
2018-01-0006480	4838 HARRISON RICHARD J	275 FOREST ST	5,920.70	976.91	24	6,921.61	
TOTAL	1	4838 275 FOREST ST			0	6,921.61	RTLF
2018-01-0008850	2399 LYNCH VIRGINIA J	75 CHAPEL ST	6,174.60	1018.81	24	7,217.41	
TOTAL	1	2399 75 CHAPEL ST			0	7,217.41	TLOA
2018-01-0000508	8062 ANDREOLI THOMAS V & DI	24 LELAND DR	4,887.92	806.51	24	5,718.43	
TOTAL	1	8062 24 LELAND DR			0	5,718.43	TLOA
2018-01-0009841	14715 RIVERA JANET	9 WHITING RD	5,482.64	904.64	24	6,411.28	
TOTAL	1	14715 9 WHITING RD			0	6,411.28	ATCF
2018-01-0007462	8377 KANDZIORA URSZULA	39 LYDALL RD	4,789.22	790.22	24	5,603.44	
TOTAL	1	8377 39 LYDALL RD			0	5,603.44	ATCF
2018-01-0003728	4890 DELLARIPA THOMAS L/U &	467 FOREST ST	4,772.52	787.46	24	5,583.98	

BILL#	UNIQUE #	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL	LIEN HOLDER
TOTAL	1		4890 467 FOREST ST			0	5,583.98	ATCF
2018-01-0C07877	4549	KOUTSOPOULOS JAMES C	626 FORBES ST	4,509.78	744.12	24	5,277.90	
TOTAL	1		4549 626 FORBES ST			0	5,277.90	ATCF
2018-01-0C13153	1108	SCHULTZ JOSEPH W	226 BREWER ST	3,211.80	529.95	24	3,765.75	
TOTAL	1		1108 226 BREWER ST			0	3,765.75	ATCF
2018-01-0C00765	16668	FREEMAN JUSTIN	44 WAKEFIELD CIR	2,797.80	461.64	24	3,283.44	
TOTAL	1		16668 44 WAKEFIELD CIR			0	3,283.44	ATCF
2018-01-0C08978	15965	ANGUS CLIVE	233 ELLINGTON RD 109	1,959.00	323.24	24	2,306.24	
TOTAL	1		15965 233 ELLINGTON RD 109			0	2,306.24	ATCF
2017-01-0C09503	3507	MCCRAY CAROLYN E	113 CRESCENT DR	4,560.12	1146.58	24	5,730.70	
2018-01-0C09503	3507	MCCRAY CAROLYN E	113 CRESCENT DR	4,698.84	775.31	24	5,498.15	
TOTAL	2		3507 113 CRESCENT DR				11,228.85	Woods Cove /BRP
Total							450,749.09	