

June 8, 2016

**Butte-Silver Bow Land Sales Committee
Courthouse – 1st Floor Conference Room 103**

MEMBERS PRESENT: Karen Byrnes, Lori Casey, Patsy Coates, Eric Hassler, Mary McCormick, Mollie Maffei, John Moody, Matt Moore, Ed Randall, Dori Skrukud and Cinda Seys

NON-MEMBERS PRESENT: None

ABSENT: Brian Doherty, Dan Fisher and Mike Nashiem

MINUTES

- I. **Call to Order** – The meeting was called to order at 1:30 P. M.
- II. **Roll Call of Members** – Having a majority of the Land Sales Committee Members in attendance, a quorum was established.
- III. **Approval of the Minutes** – It was moved by John Moodry, seconded by Matt Moore to approve the minutes of May 11, 2016 with 2 corrections made.
- IV. **Committee Discussion / Committee Action:**

Communication # 16-232 – Mick Dennehy, 1901 Garrison Ave, Mr. Dennehy is requesting to purchase City-County owned property to the south of his property located at 1901 Garrison Ave, under the Adjacent Landowner Policy.

LSC Meeting 06-08-2016. Communication # 16-269 (Mick Dennehy) Recommendation submitted by LSC to Council – In reviewing the land records for the property Mr. Dennehy is requesting, it was determined that the property was dedicated as a public alleyway by Resolution in 1916 recorded in Book of Deeds 130 Page 517 with the final recording taken place May 15th, 1917. In order for Mr. Dennehy to obtain the property he must go through the street/alley vacation process. Matt Moore, Public Works Manager, Metro Division had already looked at the alley and said Public Works Department doesn't have a problem with vacating the alley.

LSC Meeting 07-23-2016 Mr. Dennehy going thru alley vacation process.

Communication # 16-236, Bill Maloney, 358 E Mercury St

Property address: 375 Curtis St. Mr. Maloney is requesting to purchase City – County owned property to the east of his property located at 375 Curtis St. under the Adjacent Landowner Policy.

LSC Meeting 06-08-2016. Communication # 16-270 (Bill Maloney)

Recommendation submitted by LSC to Council. Recommends to approve Bill Maloney's request. The LSC recommends an exception to Adjacent Landowner Property Acquisition - Threshold Criteria #2 of Council Policy: Prospective buyer owns an existing habitable structure on the adjacent property. Although Mr. Maloney doesn't have a habitable structure on his parcel that is adjacent to the property he is requesting to purchase. He does own and maintains the lot adjacent to the one he is requesting to purchase from Butte – Silver Bow. The lot that is under consideration is the North 40 feet of Lot 34, Block 5 of the Kings # 1 Addition - 800 square feet with only alley access. The 800 square feet is not considered a buildable site and therefore could not be offered in a developer's packet. Mr. Maloney does own the rest of Lot 34, (South 55 feet of Lot 34), Block 5, of the Kings # 1 Addition. Mr. Maloney does reside across the alley at 358 E Mercury St.

LSC Meeting 07-13-2016 Resolution submit to Council.

Review time frames on Tax Deeded Properties.

LSC Meeting 06-08-2016 The home owners' redemption period expires on Friday 08-05-2016. Because of mail time delivery - Tax Deed will be recorded on Wednesday 08-10-2016, same day as the LSC Meeting. The LSC meeting will be moved to 08-24-2016.

Also discussed is when the TAX DEED SALE AUCTION should take place; in September or October of 2016. The Tax Deed Sale Auction took place last year on September 19, 2015. BSB took Tax Deed on 08-10-2015. The LSC Meeting was a few days later, this meeting is the discussion about the Tax Deeded properties, if all properties go to Tax Deed Sale Auction or if some of the parcels should be retained in BSB ownership. By having the Auction in September it put a strain on departments involved in the discussion. Community Enrichment preparing a Power Point presentation, Public Works Department infrastructure review, Superfund / Reclamation to review areas for superfund issues, Land Records preparing the legal ad for the Montana Standard, GIS to make a map to be on display in the Rotunda, and the County Attorney's Office to prepare two Resolutions: This discussion is to be held in abeyance.

LSC Meeting 07-13-2016 Oct 05, 2016 was chosen for the Tax Deed Sale Auction for 2016 tax deed process. The real property tax statements will be printed by 10-15-2016 and ready to be mailed by 10-31-2016.

V. Properties in City-County of Butte Silver-Bow. Pat Riordan, GIS, was invited to this meeting but was unable to attend because of a software presentation. This project is to help identify B-SB City-County owned structures / vacant properties. By doing this it would save the City- County money – BSB pays for SIDS on these structures/ vacant lots. People benefit from the use of BSB lands from parking vehicles, camp trailers, other trailers and storing their treasures on BSB land. This project would take a lot of work - identifying flood plain areas, water mains, sewer mains and storm water. Starting with the smaller lots first – 3,000 square feet or less, then 6,000 square feet then 4,500 square feet. Once the properties have been identified some kind of a coding system put in place to help identify parcels on how to indicate what they are: Alleys, Streets, Parkland or should be kept in B-SB ownership. Dan Fisher, Assessor has been doing some coding: B-SB – Alley, B-SB – Street, B-SB- Road, B-SB – R/W. LSC would like to ask Pat Riordan, GIS and Julia Crain, GIS, to pull together a list of the 3,000 or less square feet of vacant land to start with. The Department of Revue would have to be involved in figuring a standard price for property on the hill and the flats.

LSC Meeting 06-08-2016 Dori Skrukrud, Community Development Coordinator, is working with Pat Riordan, GIS and Dan Fisher, Assessor about dual coding on the County and State sites. Will update monthly.

LSC Meeting 07-13-2016 Dori Skrukrud, Community Development Coordinator was excused from the meeting.

VI. Other Business: Discuss property located in the 900 Block of N Main St.

LSC Meeting 06-08-2016 There is a garage located on the property in question. The garage sits on Butte-Silver Bow owned property. The gentleman is not being assess for the garage. So therefore the garage would be BSB owned property. Matt Moore, Public Works Manager Metro Division, will confirm where the sanitary sewer line is located and review storm water issues.

LSC Meeting 07-13-2016 Patsy Coates, Land Records, will contact Morgan Wyatt to provide ownership of the garage located on BSB property. Matt Moore, Public Works Manager Metro Division, didn't have a chance to check on the sanitary sewer line, he will for next meeting.

VII. Public Comment: None

VIII. Adjournment: Karen Byrnes moved to adjourn the meeting with Ed Randall seconding the motion. The meeting adjourned at 2:05 P. M.