

July 13, 2016

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

MEMBERS PRESENT: Karen Byrnes, Lori Casey, Patsy Coates, Dan Fisher, Eileen Joyce, John Moody, Matt Moore, Ed Randall and Cinda Seys

NON-MEMBERS PRESENT: Cindy Shaw

ABSENT: Brian Doherty, Eric Hassler, Mary McCormick and Mike Nasheim

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**MINUTES**

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- 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 Ed Randall, seconded by Matt Moore to approve the minutes of June 8, 2016.
- 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 15<sup>th</sup>, 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 07-13-2016.**

Mr. Dennehy will be going thru vacation of an alley process.

**Recommendation approved by Council - Concur and Placed on File**

**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 is 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.

**Recommendation approved by Council - Concur and Placed on File**

**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** The Tax Deed Sale Auction is scheduled for October 5, 2016. The real property tax statements will be printed by October 15, and ready to be mailed by October 31-2016.

**Properties in City-County of Butte Silver-Bow Ownership.** 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.

**V. 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 location of the sanitary sewer line or review the storm water issues.

**VI. Public Comment:** None

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