



MEMORANDUM

To: Members of the Finance Committee

From: Richard Olson, City Manager

Date: June 2, 2015

Re: DISCUSSION – Judgement Property Notification Received from Pasquotank County Tax Administrator’s Office

BACKGROUND:

On April 21, 2014 the City of Elizabeth City and Pasquotank County executed an agreement to provide for centralized and systemized collection of property taxes in Pasquotank County and the City of Elizabeth City. The agreement was made in accordance with the authority contained in Article 20 Chapter 160A of the North Carolina General Statutes. Historically, the County has served as the tax collection agent for the City since July 1989.

ANALYSIS:

As per the Agreement between Pasquotank County and the City of Elizabeth City for the collection of property taxes, Section X, Page 6; the County Tax Administrator requests response from the City as to whether there would be anything which would adversely affect the City from being interested in the bidding several properties that are subject to foreclosure for delinquent taxes. Notification was made to me beginning May 13, 2015. The City has 30 days to respond to the County’s request. If no such objection has been made within 30 days, the County will continue the foreclosure process and bring the property to sale. At the time of sale the County will bid the least amount of money that would be needed to secure the property; even if the amount is not sufficient to satisfy all outstanding taxes. The City will be obligated to pay a pro-rata share of the amount of money needed to purchase the property, based on the percentage of taxes owed to the City and the County. At the conclusion of the foreclosure process, the property will be titled in the name of City of Elizabeth City, who will be responsible for maintenance.

With this recent notice, I have been informed of 16 properties that will go to the County Sheriff for sale. Attached is a table that lists basic information on each property, including a file photograph and a summary of nuisance violations. A

total of \$ 46,334.40 of back taxes and fees have accrued for these 16 properties. The Tax Administrator reports that of a total amount of \$37,369.43 in delinquent City taxes. A review of Building Inspections and Code Enforcement file records (2009 through to current year) indicate one or multiple abatement action on each property. There appears no reason to object to the foreclosure sale of these properties.

The timing of the notification from the County – near the conclusion of the current fiscal year – leaves the City without opportunity or means to purchase any of the properties listed.

STAFF RECOMMENDATION:

The information provided herein is to update Council on the current foreclosure listings. No action is required.

City Manager's Office
P. O. Box 347 • 306 E. Colonial Avenue • Elizabeth City, NC 27907
Phone: 252-337-6864 • Facsimile: 252-335-2503