



MINUTES
Oconee County Forfeited Land Commission Meeting
Called Meeting
March 21, 2014
2:00 p.m.

Press: Pursuant to the Freedom of Information Act, notice to the meeting, date, time place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC and the County Council website [www.oconeesc.com]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: None

Call to Order:

The Oconee County Forfeited Land Commission was called to order at 2:00 p.m. with all members present.

Approval of Minutes:

There were no minutes to approve.

Chairman's Review of SC Code § 12-59:

The FLC was formed by the Legislators for each county to assist in the disposal of tax sale properties that fall in the hand of the county due to default on paying taxes.

12-59-10 designates the Auditor, Treasurer and the Director of Register of Deeds as the members. The Register of Deeds replaces the Clerk of Court for counties that have formed ROD departments.

12-59-40 reads in part "It shall sell and dispose of such lands in such a manner and upon such terms and conditions as to it may appear to be in the best interest of the county".

This does not necessarily mean we have to sell to the highest bidder but instead in the best interest of the county.

The FLC decision is based upon our best efforts to get property back on the tax rolls with people who are concerned about our county at large.

The two lots of 100 parcels being considered today are both in associations where annual dues are charged to owners anywhere from \$420 to \$470 per lot per year. We are charged to attempt to get properties back on the tax roll but protecting our current land owners is important as well.

The FLC has traditionally sold parcels one at a time based upon published prices that include back taxes and costs associated with those properties. Once cash or a certified check is received, we process a deed to the buyer.

Oconee County is somewhat unique as we have two associations with a large number of parcels and we are experiencing abnormally high numbers of default on taxes. Currently there are over 450 properties in the FLC. Simply selling one lot at a time is not in the best interest of the county or the associations so we have offered these two lots of 100 parcels each for outright purchase. This is the primary reason for the meeting today.

Discussion Items:

- a. Review, award or reject offers to purchase 100 parcels (Foxwood Hills). Offers to purchase properties were publically advertised with public opening at 2:00 p.m., February 27, 2014 at Oconee County Procurement Office.

Mr. Nowell made a motion to accept Mr. Birdsongs offer of \$10,101.00 with the addition that if Mr. Birdsong withdraws or defaults on payment, the award will be given to Foxwood Hills. Mrs. Davison seconded the motion. The motion passed unanimously.

- b. Review, award or reject offers to purchase 100 parcels (Chickasaw Point). Offers to purchase properties were publically advertised with public opening at 2:00 p.m., February 27, 2014 at Oconee County Procurement Office.

Mr. Nowell made a motion to accept Mr. Birdsongs offer of \$20,025.00 with the addition that if Mr. Birdsong withdraws or defaults on payment, the award will be given to Foxwood Hills. Mrs. Davison seconded the motion. The motion passed unanimously.

Discuss future offers:

The Commission discussed continuing to offer to sell lot of 100 parcels in either of these associations in the future.

Mr. Nowell made a motion to continue offering to sell lots of 100 parcels in either of these associations in the future. Mrs. Davison seconded the motion. The motion passed unanimously.

Individual purchases with prior history of non-payment of taxes where parcel reverts back to the Tax Sale and then to the FLC:

The Commission discussed how to treat offers to purchase FLC property when the individual or company has purchased in the past and then due to non-payment of taxes allowed the property to fall back into the hands of the Oconee County FLC.

Mr. Nowell made a motion to deny or refer any offer/s to purchase FLC properties to a public meeting should the prospective buyer have defaulted on previously purchased property. Mrs. Davison seconded the motion. The motion passed unanimously.

Mr. Nowell suggested we request a legal opinion to see if we can ban a person or company for ten (10) years from purchasing FLC properties if that same person or company has previously defaulted on Oconee County properties.

Other Business:

Discussion concerning the next meeting and it was explained that the next meeting would be contingent upon when the next sale can be organized and posted.

Adjourn:

The FLC adjourned at approximately 2:30 p.m.

Respectfully Submitted:

Kenneth E. Nix
Chairman