

MEMORANDUM

To: Augusta City Council

From: Dan Nichols

Date: July 6, 2015

RE: Tax Acquired Properties

An REO Committee meeting was held on June 30, 2015 and the following properties were discussed. Please note the City Council has authorized the City Manager to dispose of the properties. I bring them to you again to authorize the method with which we employ in order to dispose of them.

1. **97 Bog Road**- this is a .11 acre of unbuildable land. In August, 2013 a sealed bid in the amount of \$5,100 was received from Thelma Smith, the abutter. However, when Mrs. Smith discovered the cost in razing the dilapidated building that was on the property, she withdrew her offer. Now that the City has razed the buildings and cleaned the site, Smith has indicated that she would be willing to pay \$5,000 for the site. Demo costs to the City were approximately \$8,000.00. The REO Committee recommends a sealed bid auction with a reserve of \$5,000 placed on the property.
2. **9 Patterson Street** – this is a vacant 3 unit, 2 story apartment building. Originally offered to the Augusta Housing Authority for purchase, upon inspection of the building it was determined by the AHA that a foundation inspection needed to be performed. After receiving the inspection that was performed by Coffin Engineering, the AHA determined that the project was not within their scope, and withdrew their interest. The REO Committee recommends employing the services of Keenan Action Company to hold a public outcry auction.
3. **323 Bolton Hill Road** – this property has been placed for sealed bid auction 2 previous times. Originally there was a mobile home on this 1 acre parcel. With no previous responses, Lionel Cayer, City Engineer showed interest in the property for use by one of his family members. Cayer submitted the highest sealed bid in the amount of \$345.00. At a recent City Council meeting, it was decided to table this offer. The REO Committee is recommending that the City Manager enter into an agreement with a local realtor to list and liquidate the property.
4. **110 Northern Avenue** – a vacant 2 unit apartment house, the city recently tore down an unsafe, attached barn/garage. The Augusta Housing Authority was approved to determine their level of interest in possibly purchasing the property. After completing an inspection by AHA staff, they determined that their return on investment did not meet their criteria. As a result, they withdrew their interest in the property. The property was listed in our recent group of properties offered for sale via sealed bid with no interest shown. The REO Committee recommends employing the services of Keenan Action Company to hold a public outcry auction.

5. **Lone Indian Trail** - this is a vacant piece of land which has garnered no interest in previous sealed bid publications. The property is located on a private dirt road, with annual road association dues of \$200.00. The City received 2 bids on the property, \$2,000.00 from Rebecca Rodriquez (Mike and Linda Adams daughter) and Lionel Cayer, \$1,737.00. At a recent City Council meeting, it was decided to table this offer. The REO Committee is recommending that the City Manager enter into an agreement with a local Realtor to list and liquidate the property.