COUNTY OF GLENN
AGENDA ITEM TRANSMITTAL

MEETING DATE: April 20, 2010
Brief Subject/Issue Description:
Applications for Discharge from Accountability for Unsecured Property Taxes. Unpaid Hangar Rent, and an Uncollectible Housing Rehabilitation Loan

| Contact: Don Santoro | Phone: 934-6742 |

AGENDA PLACEMENT
Appointment – Appearances by: (Specify Name & Title)
Don Santoro

| Required Minutes | Business – No Consent | Correspondence Reports & Notices |

AFFECTED DEPARTMENT(S)

☐ Receive Concurrence

ATTACHMENTS
☐ Board Report
☐ Letter
☐ Minute Order
☐ Contract
☐ Transfer
☐ Grant App.
☐ Resolution
☐ Ordinance
☐ Proclamation
☐ Policy Update
☐ Code Update
☐ Other

LEGAL/PERSONNEL/FISCAL
☐ County Counsel
☐ Personnel
☐ Finance
☐ County Administrative Office

PLCERK INSTRUCTIONS
☐ Return Minute Order
☐ Return Certified Copy Of:
☐ Other:

PUBLIC HEARINGS & COMMITTEE VACANCIES
Public Hearings:
☐ Published
☐ Affidavit on File w/Clerk
☐ Affected Parties Notified

Committees:
☐ Vacancy Posted
☐ Application Attached

LEGISLATION
☐ State
☐ Federal

Bill:
☐ Latest Version of Bill
☐ Draft Letter Attached
☐ List of Supporters/Opposers
☐ Statement of Relevance to County Interests
☐ Description Attached

FUNDING SOURCE/IMPACT
☐ General Fund Impact
☐ Other: ______
☐ Budgeted
☐ Transfer Attached
☐ 4/5ths Vote Required
☐ Contingency Request

CONTRACTS, LEASES & AGREEMENTS
☐ New
☐ Renewal
☐ Amendment
☐ Insurance Certificate
☐ Contract Report

Date of Original Contract:
☐ Contract No.:
☐ Fiscal Year:

RECOMMENDED ACTION/MOTION:
Order Discharge of Accountability for: Unsecured Property Taxes in the amount of $ 4,329.24, Unpaid hangar Rents in the amount of $ 1,870.03, and an Uncollectible Housing Rehabilitation Loan in the amount of 417,646.35

Reviewed By (if applicable):

Personnel Director

Department of Finance

County Administrative Officer

cc:
April 8, 2010

Glenn County Board of Supervisors
Willows, California 95988

RE: Report to the Board of Supervisors

EXECUTIVE SUMMARY:

The Director of Finance is submitting three applications for discharge from accountability. The applications are for unsecured taxes, airport hangar rents, and an uncollectible housing rehabilitation loan.

A discharge of accountability in no way absolves the debtor of their responsibility. It is merely an administrative action that relieves the county officer of the responsibility to continue to attempt collection of amounts owed to the County, and is used when all reasonable efforts have been exhausted.

SPECIFIC RECOMMENDATION(S):

Order discharge of accountability for:

A. Unsecured Property Taxes in the amount of $4,329.24. (Exhibit 1)
B. Unpaid Hangar Rents in the amount of $1,870.03 (Exhibit 2)
C. Uncollectible Housing Rehabilitation loan in the amount of $17,646.35 (Exhibit 3)

HISTORY AND BACKGROUND:

A) The reasons we have uncollected debt for unsecured property taxes include the fact that the debtor may have died, closed businesses, failed to provide proper addresses, filed for bankruptcy, or liens have expired. Additionally, the possibility of collection of these amounts is too small to justify the cost of collection and we have no further means to attempt to collect these amounts. Applying to the Board for discharge of accountability allows the Department of Finance to insure the tax rolls provide accurate information and allows for more efficient use of our resources.

B) See Exhibit 2
C) See Exhibit 3

FISCAL/PERSONNEL IMPACT(S):

The amounts have never been recognized as revenue; therefore there is no fiscal impact at this point.

Respectfully submitted

Don Santoro, CPA
Director of Finance
Request for and Authorization of Discharge of Accountability
Under Revenue and Taxation Code §2611.1

The following have failed to pay unsecured property taxes in the sum of $4,349.24, duly assessed for the years listed.

Further collection attempts are not justified because all collection efforts to this point have been unsuccessful and the three year statute of limitations has expired.

I hereby request a discharge of accountability in accordance with provisions of Revenue and Taxation Code §2611.1. Such discharge would not release the person(s) named herein from the payments of any amounts that are due and owing.

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<tr>
<th>Account Num</th>
<th>Year</th>
<th>Name</th>
<th>Tax</th>
<th>Penalty</th>
<th>Cost</th>
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<td>017-320-005-0</td>
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<td>Joshua Reed</td>
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<td>13.96</td>
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<td>$4,349.24</td>
<td>434.90</td>
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</table>

I, Don Santoro, declare under penalty of perjury that I have read the foregoing application for discharge of accountability and that the same is true and correct as to the best of my knowledge.

Don Santoro, Director of Finance

Approved:

__________________________
Board of Supervisors

Attest:

__________________________
Clerk of the Board of Supervisors

Exhibit 1
BOARD REPORT

EXECUTIVE SUMMARY
Pursuant to California Government Code §25257, staff seeks a discharge of accountability against Mr. Douglas Memmot in the amount of $1,870.03.

RECOMMENDATION(S):
Grant discharge of accountability in the amount of $1,870.03.

HISTORY AND BACKGROUND:
Mr. Douglas Memmot was a tenant at the Willows Airport since at least 1995. His payment record was inconsistent, but he generally settled his account every few months. The last payment we received was in March 2000; however, he still owed an additional $400 at that time. Because he never formally notified us that he intended to vacate the hangar, rent continued to accrue through April 2001.

In April 2001 staff removed some of Mr. Memmot's personal property and made the hangar available for rent to another party. County Counsel received a default judgment against Mr. Memmot in June 2001 and a lien for past due hangar rent and associated legal fees was placed against some real estate Mr. Memmot owned in Glenn County. Before the County could record the lien, however, Mr. Memmot transferred title to a third party, making it virtually impossible to collect. Because of the timing of the transfer, the lien remained on the property.

In May 2007 we received a request from an attorney representing the new property owner, who requested that we sign a release of judgment lien, for which they offered the sum of $200.00. In order to avoid the time and expense of a quiet title action, staff determined that it was in the best interest of the County to accept the offer of $200.00, which was deposited in June 2007.

FISCAL/PERSONNEL IMPACT(S):
None.

ANALYSIS/DISCUSSION
Staff turnover and/or inconsistent follow up contributed to this $83.00 per month rent accruing to such a significant amount. Staff issues are now settled and we have new controls in place to avoid any repeat of the failure to collect rent. Additionally, staff will be seeking the Board's approval of some new contract boilerplate documents in the near future in order to clarify the relationship between the County and its airport tenants and further reduce the possibility of any recurrence.
I hereby request a discharge of accountability in accordance with provisions of Government Code §25257 for Mr. Douglas Memmot in the amount of $1,870.03. Such discharge would not release the person named herein from the payment of any amounts that are due and owing.

I, John Linhart, declare under penalty of perjury that I have read the foregoing application for discharge of accountability and that the same is true and correct as to the best of my knowledge.

[Signature]
John F. Linhart, Director P&PWA

4/7/10
Date

Approved:

[Signature]
Steve Soeth, Chairman, Board of Supervisors

Date

Attest:

[Signature]
Clerk of the Board of Supervisors
March 23, 2010

To: Don Santoro
From: Scott Gruendl
Cc: Christine Zoppi, Deputy Director
     Korri Von Seggern
     Bill Wathen
Re: Request for Discharge from Accountability for a Housing Rehabilitation loan #0558 in the amount of $17,646.35.

Recommendation: Following the recommendation of the CDBG Reuse Committee the Glenn County Human Resource Agency (HRA) requests:

1) Discharge from Accountability in the amount of $17,646.35 from 342 Program Income funds distributed during the 1994/1995 fiscal year for the purchase and placement of a used mobile home in Glenn County.

2) Approval to deed the mobile home to a dealer who would take ownership of the mobile home and remove the unit from private property at no cost to the county; this recommendation follows applicable program guidelines and policies.

Background: In fiscal year 1994/95, a client received a deferred loan in the amount of $17,646.35 for the purchase, transport and placement of a 958 sq. ft. 1987 Fleetwood mobile home; the mobile home was placed on private property that was not owned by the client, but by a separate private party. The deferred loan agreements were executed between the Glenn County Human Resource Agency and the client in 1995. At this point Glenn County has the only lien against the title for the mobile home in the amount of $17,646.35.

1. The owner of the mobile home is an elderly woman who lives on a fixed income and is currently in residential care. Her current income does not cover residential hospital costs. Therefore, the mobile home owner does not have the means to pay the space rent due to the private property owner each month, or to make payment to the County on the deferred loan. The client is requesting permission to surrender the property to its legal owner, Glenn County, so that she can be relieved of the responsibility of the mobile home, the space rent and the rehabilitation loan.
2. The mobile home is now 23 years old and has depreciated fully. The housing team has confirmed this mobile home to be beyond feasible cost repairs.

3. The private property owner has requested to have the mobile home removed from his property due to the fact that the original owner does not lived in the mobile and has not for nearly a year and is hospital bound with no plan to return to the home.

The housing team completed research and determined that the property was not marketable and sellable. In conclusion, the team found that no feasible market is available to sell the unit and the costs to move the unit would surpass what it is worth. However, the team did find one vendor who would take ownership and remove the unit for no cost.

The client mentioned above does not own any property in Glenn County which eliminates the possibility of any other leverage.

Request for and Authorization of Discharge of Accountability

I, Scott Gruendl, declare under penalty of perjury that I have read the foregoing application for discharge of accountability and that the same is true and correct as to the best of my knowledge.

Scott Gruendl, Director

Date

Approved:

Steve Soeth, Chairman
Board of Supervisors

Date

Attest:

Sandy Soeth, Clerk of the Board

Date