



BOARD OF COMMISSIONERS LAPORTE COUNTY

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Barbara Huston
President

Mike Bohacek
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Ken Layton
Member

LAPORTE COUNTY COMMISSIONERS

SPECIAL MEETING

Thursday, May 28, 2009

The LaPorte County Board of Commissioners met in a special meeting on Thursday, May 28, 2009, at 3:00 p.m. in the LaPorte County Complex Meeting Room #3

CALL MEETING TO ORDER

Mrs. Huston, President, called the meeting to order at 3:00 p.m.

PLEDGE OF ALLEGIANCE

Mr. Layton led the Pledge of Allegiance.

OLD BUSINESS

Mrs. Huston, we are here today for the special purpose of hearing bid recommendations from the LaPorte County Assessor, Carol McDaniel.

Mrs. McDaniel, reads her notes on bid specs, comparison of costs only CLT/Nexus 2011 General Reassessment, and her summary. Please see attached.

Mr. Layton, Carol & I discussed this briefly. Carol told me at that time, according to statute, that the Commission and the Assessor must agree on the firm that is awarded the contract. She is not comfortable with CLT so it appears that we are not going to have a meeting of the minds. I would like to make a motion to deny both of the bid proposals. If the reassessment goes forward by the order of the State of Indiana, that it be handled by the LaPorte County Assessor's Office. I have all the faith in the world that there is enough expertise in that office to handle it. I do have a question if there is enough expertise to handle the commercial and industrial, which is what we have had problems with all along and have hired outside entities to do the work. If that is the case, I would entertain the thought process of the possibility to have a new bid for industrial and commercial in LaPorte County. My motion is to deny both bids, have the reassessment handled in house by our own LaPorte County Assessor's Office with possibly the assistance of former township assessors who have experience with many of the duties and could be hired by the county assessor's office. If there is specific help that is needed in the Industrial and Commercial assessing, then we re-bid that one aspect. Motion seconded by Mr. Bohacek with some comments. I recently saw an email where the Nexus Group so much as threatened one of our Township Assessors, Mr. Beckinger, asking that he retract statements that he made. I can't feel good about using a vendor that is using those tactics. We have to work together. No one knows our county better than the people that live in the county. Motion carried by roll call vote 3-0.

PUBLIC COMMENTS

Mr. Bill Wendt, I just wanted to make three points. Apparently, our Assessor has had for some months, a copy of the Crowe report which shows that the parcel statistics were not unwound, per the requirement of the DLGF order to reassess.

The workbook, even if you would accept that that was ok, was approved by the DLGF in January, has data that they apparently didn't share, that is different than the ratio study they approved. The changes were never made in the workbook. You have somewhere around \$60,000,000.00 difference.

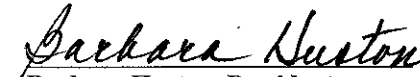
Now the data that they are asking to be certified by our Auditor, it is getting to the point where there have been thousands of changes where people have come in and complained about being over assessed. The real problem is under assessments but no one complains about under assessments. We have an unusual situation because 06 pay 07 is so far behind that we have almost 3 ½ years of actual sales data that gives us 20/20 hind sight to look back. For every over assessment that our hearing officers and our Assessor's office is correcting because they are too high, under assessments are running 10 times plus over assessments. It is hundreds and hundreds of millions of dollars.

We are entitled as citizens of this state to fair and equal assessment and taxation under our constitution.


ADJOURN


Mrs. Huston, President, adjourned the meeting at 3:25 p.m.

LAPORTE COUNTY BOARD OF COMMISSIONERS


Barbara Huston, President


Michael Bohacek, Vice President


Ken Layton, Member

ATTEST: 
Craig Hinchman, LaPorte County Auditor

NOTES ON BID SPECS

NOTE: CLT bid also proposes drive-by reassessment only for all property except for walk-around of exempt parcels for a price of \$1,377,900. Additional cost not calculated.

NOTE: Nexus bid specifically identifies ratio study. CLT bid provides for statistical analysis for neighborhood factoring, land order modification, and obsolescence applied to C & I property. It is unknown whether these bids provide for the same activities.

NOTE: Nexus also identifies additional 10% cost if there is a two year or more delay in reassessment. Pending legislation only calls for one year delay. This is to be brought up in the special session. Therefore, this additional cost is not factored into the comparison.

NOTE: CLT identifies \$800/day for additional services. It is reasonable to assume some time regarding DLGF ratio-study, but this time is unknown and will not be estimated in this comparison. Nexus has identified additional costs regarding DLGF activity.

APPEALS SUPPORT CALCULATION: Nexus provides for 40 days of appeal support: 20 days preliminary conferences and 20 days of PTABOA/IBTR. CLT provides \$800/day. 40 days x \$800/day is added to CLT. (Nexus charge for additional days = \$750./day. The possible number of days beyond 40 is unknown. Therefore, additional days per company are not estimated.

REMOTE CAMA ACCESS: Nexus' bid includes office space and remote CAMA access. CLT's includes office space or computer support. Unknown if remote access will increase County cost for CLT.

ADDITIONAL COMMERCIAL PARCELS CALULATIONS: CLT price includes drive-by of 2,376 parcels of commercial improved. 2007 ratio study count is 2,717. Additional cost is predicated on CLT rate of \$75/parcel for either drive-by or walk-around and may be low estimate.

PHOTO CALCULATION: Nexus includes 1 digital photo of every major improvement. Not specifically included in CLT. Nexus bid reduced by \$1.25/improved parcel if photo not included. This reduction in cost estimates 1 photo of each improved res, commercial and industrial property. $36,706 \text{ res (per CLT)} + 2,717 \text{ commercial (per 2007 ratio study)} + 556 \text{ industrial (per CLT)} = 39,979 \times \$1.25 = \$49,974.$

NO SKETCH CALCULATION: Nexus bid identifies additional cost if no sketch on PRC. CLT reads that errors and omissions will be corrected. Unknown whether errors and omissions includes PRC with no sketch at all. The number of PRC's without sketch is unknown, therefore quantification of Nexus cost (and possibly CLT cost) cannot be made.

**COMPARISON OF COSTS ONLY
CLT/NEXUS 2011 GENERAL REASSESSMENT**

	<u>CLT Bid</u>	<u>Nexus Bid</u>
For walk-around inspection of All properties listed in bid specs	\$1,982,300	\$2,076,500
10% additional cost regarding DLGF delay reassessment	?????	\$207,650
Appeals support	\$32,000	-----
Remote CAMA access	?????	-----
Additional commercial parcels	\$25,575	-----
Photo		(\$49,974)
No sketch	??????	?????
Totals	\$2,039,875	\$2,234,176
		(\$2,026,526.) without the delay)

Why I do not want CLT:

1. Not an Indiana home base vender, CLT is based out of Ohio
2. There are five counties that have trouble with CLT. They need more money to Finish the contract.