



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 20-1001      **Version:** 1  
**Type:** Other Staff Recommendations      **Status:** Passed  
**File created:** 3/20/2020      **In control:** Baldwin County Commission Regular  
**On agenda:** 4/7/2020      **Final action:** 4/7/2020  
**Title:** Provision of Online Auction Portal for the Baldwin County Tax Lien Auction  
**Indexes:**  
**Attachments:** 1. GovEase Contract - Baldwin County AL.pdf

Date	Ver.	Action By	Action	Result
4/7/2020	1	Baldwin County Commission Regular	Approved	

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 4/7/2020  
**Item Status:** New  
**From:** The Honorable Teddy Faust, Revenue Commissioner  
**Submitted by:** Susan Hill, Chief Administrative Assistant

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### ITEM TITLE

Provision of Online Auction Portal for the Baldwin County Tax Lien Auction

### STAFF RECOMMENDATION

As requested by the Honorable Teddy Faust, Baldwin County Revenue Commissioner, take the following action:

Authorize the Chairman to execute the Professional Services Contract for Online Auction Portal (Agreement) between Baldwin County Alabama and GovEase Auction LLC.

The term of this Agreement shall commence on the effective date (execution date) and shall remain in force for six (6) months, unless terminated earlier pursuant to the terms of this Agreement and can be renewed by providing written notice of such intention to GovEase.

### BACKGROUND INFORMATION

**Previous Commission action/date:** N/A

**Background:** In 2018 the tax sale law was amended permitting the sale of a tax lien on real property instead of selling the property for non-payment of taxes. Baldwin County was one of the first seven counties in Alabama that opted to utilize this form of collecting 2018 taxes before final settlement with the state comptroller. Final settlement involves a reconciliation of all taxes collected and un-collected and includes any errors, property set aside due to litigation or bankruptcy, etc.

After the law was amended, a company from Mississippi (GovEase, LLC) found out about the change in Alabama and presented their online option for conducting a tax lien sale. Because the tax lien auction was a new procedure we were not willing to make a change from the traditional method of holding the sale in the office, so we took a wait and see approach. Our first tax lien auction was a success and we are pleased with the new procedure. It greatly benefits Baldwin County property owners and is very fair.

Now that we are confronted with office closures, we think the online alternative is the only sure way to move the tax auction forward. A date has been set for April 29, 2020, and it is imperative this alternative be made available.

### FINANCIAL IMPACT

**Total cost of recommendation:** \$12.00 for every lien sold online. We anticipate the total number of liens will not exceed 900, or \$10,800.00.

**Budget line item(s) to be used:** 51600.5499

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**

51600.5499 is not currently a budgeted line item; however, funding will be moved to that line item from within the 51600 operating budget upon Commission approval of this item.

### LEGAL IMPACT

**Is legal review necessary for this staff recommendation and related documents?**

Yes

**Reviewed/approved by:** Brad Hicks, County Attorney (approved 03/20/2020)

**Additional comments:** N/A

### ADVERTISING REQUIREMENTS

**Is advertising required for this recommendation?** N/A

**If the proof of publication affidavit is not attached, list the reason:** N/A

### FOLLOW UP IMPLEMENTATION

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** N/A

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Administration staff: have Chairman execute documents and send to:

GovEase, LLC  
Attn: Ryan Matthews, President  
2080 Main St., 2<sup>nd</sup> Floor  
Madison, Mississippi 39110

cc:

Donahoo Law Firm, PLLC  
Attn: Price W. Donahoo, Esq.  
P O Box 1549  
Madison, Mississippi 39130

J. Bradford Boyd Hicks  
8820 U.S. Highway 90  
Daphne, Alabama 36526

Teddy J. Faust, Jr., Revenue Commissioner

**Additional instructions/notes:** N/A