

**BOCC APPROVAL JANUARY 12, 2022
BOARD OF BIDS AND CONTRACTS JANUARY 6, 2022**

**2. TAX FORECLOSURE TITLE SEARCH SERVICES -- VARIOUS COUNTY DEPARTMENTS
FUNDING -- VARIOUS COUNTY DEPARTMENTS**

(Request sent to 13 vendors)

RFP #21-0068 Contract

	AGold Services, Inc. dba ProTitleUSA	Security 1st Title LLC
Tax Foreclosure Title Search	\$95.00	\$135.00
Tax Foreclosure Title Search including a Chain of Title report of all owners in the last 40 Years	\$195.00	\$175.00

On the recommendation of Jaimee Witmer, on behalf of the various departments, Anna Meyerhoff-Cole moved to **accept the proposal from Security 1st Title LLC at the rates listed above for a one (1) year with two (2) one (1) year options to renew.** Joni Wilson-Colby seconded the motion. The motion passed with Brandi Baily recusing herself.

A committee comprised of Brandi Baily, Randy Bargdill, and Christine Wilson - Treasurer's Office; Kimberly Stigall - Register of Deeds; and Shari Masterson - County Clerk's Office, evaluated all proposal responses based on the criteria set forth in the RFP. The committee unanimously agreed to accept the proposal from Security 1st Title LLC.

This contract will serve the county's Title Search needs as they primarily relate to Tax Foreclosure proceedings. However, this contract may be used by any department for any purpose that falls within the defined Scope of Work. In addition, the county may choose to bid or issue RFPs for like services based on specific project needs, budget, etc.

In 2020, the county requested 570 searches and conducted two (2) Sheriff's Office sales related to the Tax Foreclosure proceedings. The county will generally request title reports for parcels to be included in the upcoming Tax Foreclosure proceedings in the third quarter of each year. The requests will be made in two (2) installments, the timing of which is dependent on the tax sale schedule (May-August). The average installment includes approximately 250 - 350 parcels.

Notes:

This service comes at no cost to the County. The abstract fees are a "buyer" based fee which are charged to individuals who come in to redeem and remove their property from the sale, or charged to the buyer of the property at auction. The title company is paid once all proceeds from the sale are processed and recorded. Previously, the contracted rate per search, including the 40 year search, was \$160.00.

I would like to start with saying this is a proposal not a bid. Proposals are scored based on criteria set forth in the RFP. There are five (5) components to this RFP.

Component	Points
a. Demonstrated ability to perform the scope of work	20
b. Process and strategy for providing required services	20
c. Cost competitiveness	20
d. Qualifications and references	20
e. Response and thoroughness and completeness	20
Total Points	100

Questions and Answers

Anna Meyerhoff-Cole: How often do we do just the Tax Foreclosure Title search versus the title search the includes the chain report of 40 years?

Randy Bargdill: Every year, around the first of September we select properties for foreclosure. These are properties that have about four years of unpaid taxes. However many there are in the bunch, is then set over to our outside attorneys, who in-turn forward to the title search company. In each case, if there are 300, 500, 1,000 whatever there is, that we will request a title search, a 40 year title search for each one.

Anna Meyerhoff-Cole: So every one, you'll do a 40 year search?

Randy Bargdill: That is correct, we'll do a search on each parcel.

Russell Leeds: So to follow-up on Anna's question, we have two prices here, we have the tax foreclosure title search only and then with the 40 year, how frequently do we use the first item without the 40 year search? That was kind of the question, since the pricing is so different on that line item.

Randy Bargdill: We use the 40 year search in every instance. These cases are filed in District Court and what we've found is by doing a 40 year search, we're able to come up with anybody that might possibly have any claim to the property. As a result of going that route we don't have any overturned cases if somebody contests it.