

BOCC APPROVAL AUGUST 15, 2018
BOARD OF BIDS AND CONTRACTS AUGUST 9, 2018

6. TAX FORECLOSURE TITLE SEARCH SERVICES -- TREASURER'S OFFICE
FUNDING -- TREASURER'S OFFICE

(Request sent to 10 vendors)

RFP #18-0042 Contract

	Security 1st Title LLC	Tri-State Paralegal Service	A Gold Services INC dba ProTitle USA
Per search fee	\$120.00	\$450.00	\$125.00

On the recommendation of Paul Regehr, on behalf of the Treasurer's Office, Scott Hadley moved to **accept the low proposal from Security 1st Title LLC at the rate listed above per search for one (1) year with two (2) one-year options to renew.** Tim Myers seconded the motion. The motion passed 3 to 1 with Linda Kizzire abstaining.

A review committee comprised of Randy Bargdill and Nancy Rausch - Treasurer's Office; Kenly Zehring - Register of Deeds; Cory Gebhart - Clerk's Office; Susan Erlenwein - Environmental Resources and Paul Regehr - Purchasing evaluated the proposals based on criteria set forth in the RFP. Security 1st Title LLC received the highest score and was unanimously chosen for award.

Security 1st Title LLC is the incumbent provider for title search services. They are willing to re-work any items requested at no additional cost. They don't use contractors and have 13 title employees responsible for processing the tax foreclosure searches. They have successfully handled the county's average of 1,300 annual title searches.

Security 1st Title LLC has been in business since 1944, which is significantly longer than the other two proposers. They also provided the most complete proposal.

Notes:

Two of the three proposers provided more than one search fee cost:

Security 1st Title LLC

\$120.00 - unit price per title certificate

\$160.00 - chain of title of all the owners in the last 40 years

A Gold Services INC dba ProTitle USA

\$85.00 - current owner

\$125.00 - two owner

\$195.00 - 30 year

\$225.00 - 40 year

Tri-State Paralegal Service

\$450.00 - each search including the certification

Questions and Answers

Linda Kizzire: I want to make a statement for the record this is not paid by any county funds. It's part of the tax foreclosure process. If your home is in foreclosure and you come and redeem, you pay the \$120.00. Also, if you buy it at the sale, it's part of the costs affiliated with the sale so they would not be spending any county funds for this service. I just want to make sure that's out there. I didn't see it anywhere on the recommendation but this is not costing taxpayers any money.

Tom Stolz: It's the user who is going to pay. The goal here is to get the user the best price.

Linda Kizzire: Correct.