

TRUSTEE COMMITTEE MEETING – APRIL 22, 2015

The meeting was called to order by Lonnie Mosley at 7:00 p.m.. Roll call was taken, showing a quorum present as follows.

Members Present:

Lonnie Mosley, Chairman
Craig Hubbard
Roy Mosley, Jr.
Nicholas Miller
Marty Crawford
Curtis McCall, Jr.

Members Absent:

Joan McIntosh

Others Present:

Whitney Strohmeier, Tax Agent Office
Cheryl Goodrick, Tax Agent Office
Mike Mitchell, Demolition Coordinator
Debra Moore Ph.D., Director of Administration
Terry Beach, Executive Director, Intergovernmental Grants Department
Mr. Sterling Moody
Mr. Charles Busse
Tina Phillips, TIF Director, City of East St. Louis
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the March 25, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for March 2015 shows a Beginning Balance of \$4,564.88, Total Disbursements of \$-0-, Receipts of \$1,076.07, Allocated Pool Interest in the amount of \$.09 with a Balance at Month End of \$5,641.04.
- b. **Payment Account Activity:** The Payment Account Activity Report for March 2015 shows a Beginning Balance of \$858,843.02 and a Balance at Month End of \$740,791.64.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for March 2015 shows the Amount of Penalty as \$21,056.67; the Amount of Tax as \$75,590.01; Year to Date Totals of the Amount of Penalty as \$77,793.21 and the Year to Date Amount of Tax as \$297,018.82. The Total Collected Year to Date is \$374,812.03.

The Mobile Home Monthly Redemption Report for March 2015 shows the Amount of Penalty as \$869.46; the Amount of Tax as \$2,396.90; Year to Date Totals of the Amount of Penalty as \$6,161.49 and the Year to Date Amount of Tax as \$13,553.7915,950.69. The Total Collected Year to Date is \$22,112.18.
- d. **Monthly Resolution List:** During the month of April 2015 there were 34 resolutions presented to the Committee for consideration showing a Total Collected of \$95,733.47, total to County Clerk of \$2,371.29, total to Auctioneer of \$781.50, total to Recorder of Deeds \$2,915.75, total to Agent of \$31,084.19, total to County Treasurer of \$58,578.72 and a total to County of \$63,865.76.

e. **Update Report:**

Cindy Beckman - Account #200901286:

Ms. Beckman requested a reinstatement with time payments. The account is delinquent for taxes in the approximate amount of \$4000.00 with the addition of 2012, 2013 and 2014 taxes in the approximate amount of \$4,500.00. Ms. Beckman did not have the \$795.00 down payment at this time and advised she would bring the \$795.00 to the office on March 27, 2015 and Mr. Strohmeyer could present it at the next meeting. Payment of \$805.00 received on April 21, 2015.

Extensions: All extensions sent to the County Board were approved.

A motion was made and seconded to accept the Tax Agent's reports. Motion carried.

3. **VISITORS' REQUESTS:**

- a. **Down Payment Accounts:** Mr. Strohmeyer presented a list of accounts on which the required down payment was made in the required amounts and a six (6) month extension granted. A motion was made and seconded to approve the Down Payment Accounts as presented. Motion carried.
- b. **Paid In Full Accounts:** Mr. Strohmeyer presented a list of accounts on which payment in full was made. A motion was made and seconded by to approve the Paid in Full Accounts presented. Motion carried.
- c. **Yvonne Holmes by Larry Collier:** Ms. Holmes requested a reinstatement with time payments on account #201000153. The property is located at 1321 Piggott Avenue in East St. Louis and is in the auction sale. The account is delinquent for the 2010, 2011, 2012, 2013 and 2014 taxes. The required down payment is \$916.00. The account has had no extensions. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$500.00 now and an additional \$416.00 by April 27, 2015, remove from the auction sale, reinstate and approve a six (6) month time payment. Motion carried.
- d. **Ruben Denzmore by Nathan Rice:** Mr. Denzmore requested a reinstatement with time payments on account #200802158. The property is located at 1110 Pennsylvania in East St. Louis. The account is delinquent for 2008 through 2014 taxes in the amount of approximately \$6,500.00. There have been two previous extensions on this account so an extension would require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$690.00, reinstate and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **Georgia Phillips:** Ms. Phillips requested an extension on account #0414193. The property is located at 8101 Marybelle Avenue in East St. Louis. The account has a remaining balance in the amount of \$9,692.00. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$1,940.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- f. **Charles Hudgins by Charlene Hudgins:** Mr. Hudgins requested an extension on account #200900233. The property is located at 2928 Fredericka Street in Belleville. The account is delinquent for 2009 through 2014 taxes in the amount of approximately \$4,700.00. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amounts of \$450.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- g. **Anita Taylor:** Ms. Taylor requested reconveyance on account #201104917. The property is located at 623 North 86th Street in East St. Louis. The account is delinquent for 2011, 2012 and 2014 taxes in the amount of approximately \$15,600.00. Ms. Taylor explained that they had given an attorney \$5,000.00 to pay the taxes and he did not pay them and now there is litigation trying to get the money back. A tax buyer bought the taxes and they were expected to pay back the taxes. The tax buyer got a sale in error and got the money back and now the taxes are unpaid again. It did not sell to another tax buyer and is in the process of becoming Trustee property. Discussion ensued with comments from Mr. Mosley, Jr. and Mr. Strohmeyer. Mr. Strohmeyer advised the property is not scheduled for an auction sale and explained what the options were for a payment program. Mr. Mosley, Jr. recommended that they look further into the situation at the County Clerk's office and return next month. No action.
- h. **John W. Bacon, Jr.:** Mr. Bacon requested an extension on account #0713126. The property is located at 1510 N. 42nd Street in East St. Louis. The account has a remaining balance in the amount of \$3,011.86. Any extension will require full County Board approval. With no payment the account will default and be placed in the next auction sale. Based on payment history no Committee member wanted to take it to the full County Board. It was recommended that he try and pay the balance in full prior to it going into an auction sale. No action.
- i. **Lee A. Brown and Sabrina Brown:** Mr. Brown requested an extension on account #0713159, #0713306, #0713214, #0113379 and #1012020. The property is located at 837, 839 N. 25th Street, 833 N. 75th Street, 563 N. 24th Street, 805 N. 41st Street in East St. Louis. Any extension would require full County Board approval. The accounts have a remaining balances due in the amounts of \$3,013.24, \$1,178.10, \$1,810.10, \$3,738.35 and \$1,729.75 respectively. Mr. Brown advised he these were rental properties. None of the properties are currently in the auction sale. Discussion ensued with a recommendation that Mr. Brown pay off one of the properties and then go forward. Mr. Brown paid \$1,800.00 as payment in full on account #0713214. No action taken on the remaining properties.
- j. **Bianca L. Jenkins by Byron Powe:** Ms. Jenkins requested a reinstatement with time payments on account #1012059. The property is located at 1908 Russell Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$2,400.00 and has had two (2) extensions. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$500.0, remove from the auction sale, reinstate and approve a six (6) month time payment extension. Motion carried.
- k. **Erika Sampton:** Ms. Sampton requested a reinstatement with time payments on account #0713168. The property is located at 809 N. 36th Street in East St. Louis and is in the auction sale. The account has a remaining balance on the account. A motion was made by Mr. McCall, Jr., seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$732.00, reinstate, remove from the auction sale and approve a six (6) month time payment extension. Motion carried.
- l. **Alicia Johnson:** Ms. Johnson requested an extension on account #200903010. The property is located at 16 Louise Lane in Cahokia and is a vacant lot. The account is delinquent for taxes in the amount of \$1,152.16 plus adding the 2013 and 2014 taxes. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$230.00 and approve a six (6) month time payment extension. Motion carried.
- m. **Divinity Service Corp by Courtney Hofman:** Divinity Service Corp requested a reinstatement with time payments on account #0713195 and 0713157. The property is located at 1801 Ridge Avenue and 835 N. 23rd Street in East St. Louis and are both in the auction sale. The accounts have remaining balance in the amounts of just under \$4,000.00 and approximately \$3,600. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept down payments in the amounts of \$206.00 now and \$536.00 by April 27, 2015 and \$794.00 respectively, reinstate, remove from the auction sale and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Cortez Thompson by Cynthia:** Mr. Thompson requested an extension on account #200800007. The property is located at 707 Canal Street in Brooklyn. The account is delinquent for taxes in the amount of \$1,726.56 plus the 2013 and 2014 taxes. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$400.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.

o. Marius Jackson by Mr. Strohmeyer: Marius Jackson requested a reinstatement with time payments on account #200902216 and #200903010. The property is located at 4300 Bond Avenue in Alorton and 603 Tulane Drive in Centreville and are both in the auction sale. The accounts are delinquent for 2008 through 2014 taxes. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept down payments in the amounts of \$1,980.00 and \$923.00 respectively to be paid by April 27, 2015, reinstate and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.

p. The following people were scheduled to attend, but did not show up:

Carlos Rodriguez: Request for extension on account #0113299.

Edward D. White: Request for extension on account #0414181.

4. DEMOLITION PROGRAM:

Mr. Mitchell presented an invoice from SCI Engineering, Inc. in the amount of \$4,875.00 for 15 asbestos surveys. A motion was made by Mr. Hubbard, seconded by Mr. Miller to approve the invoice from SCI Engineering, Inc. in the amount of \$4,875.00 for payment. Motion carried.

Mr. Mitchell reported that S. Shafer Excavating is working now on the 32 structures that were awarded to Shafer and so far 17 have been completed. That package should be completed by the next Trustee Meeting.

Mr. Mitchell advised he received a call from Mr. Strohmeyer about a structure at 1633 Division which is Trustee owned. A tree fell from this property onto the adjacent property on 632 Kansas. Mr. Mitchell provided the Committee with photographs. The owner's concern was that it was blocking egress out of the back of the house. Mr. Strohmeyer stated that he advised the owner that it was a living tree and should be an act of God situation covered by her insurance for any damage to her property but that we would try to eliminate the tree. Mr. Mitchell advised that he had Shafer Excavating look at it and said they could do it for \$7,400.00 which would include removing the house and all the debris. A motion was made by Mr. Hubbard, seconded by Mr. Miller, authorizing demolition and cleanup of the structure and tree at 1633 Division by S. Shafer Excavating for \$7,400.00. Motion carried.

Mr. Mitchell advised there was one other house at 444 North 24th Street that is a derelict house and asked if the Committee wanted to demolish the structure while they were in the area or wait and put it in the next demolition package. The next package should be in the next 30 days and will all be in the north side of East St. Louis. The bid to do the demolition now is \$6,000.00. The average for the 150 structures done last year was about \$6,500.00 per structure. A motion was made by Mr. McCall, Jr., seconded by Mr. Crawford, to authorize demolition of the structure at 444 North 24th Street by S. Shafer Excavating, Inc. for the sum of \$6,000.00. Motion carried.

Mr. Strohmeyer advised property at 1100 13th Street is in the current group that is being demolished and there appears to be someone living in the basement of the property. Mr. Strohmeyer advised that he and Director of Administration, Debra Moore, discussed the matter to try and establish some sort of procedure and move forward. Mr. Strohmeyer advised it is clearly a trespassing situation and the first step would be to find out who it is and why they are there. Mr. Strohmeyer suggested sending one of his staff who are deputized in St. Clair County to inquire who the individuals are and let them know the property is going to be demolished and hopefully they will vacate the property. Mr. Mitchell advised this situation came up on some property on Kansas Avenue and there was a guy living in the house. Mr. Mitchell said he went to the property and advised the gentleman that the structure was going to be demolished in about an hour. Mr. Mitchell advised that they gave the individual four or five hours and he got all of his stuff out and left. A motion was made by Mr. Hubbard, seconded by Mr. McCall, Jr., authorizing Mr. Strohmeyer to proceed with sending one of his staff who are deputized in St. Clair County to 1100 13th Street to talk to the individual residing in the structure. Motion carried.

5. **OTHER BUSINESS:**

Terry Beach, Executive Director of Intergovernmental Grants Department/Director of Economic Development addressed the Committee stated that he has worked with Mr. Moody and Mr. Busse for several years. Mr. Moody has an extensive background in the grocery business starting at entry level and working his way up to an executive with National and went out on his own. When financing wasn't available he found the money, mortgaged his house and he and his wife made a successful business having several stores. He now has an opportunity to build a new store in downtown East St. Louis around 9th and State and St. Louis Avenue and has been working with the City of East St. Louis. Mr. Busse is helping him put the package together. We got New Markets Tax Credits and the Illinois Facilities Fund is now buying into the bank financing and the City is helping with TIF and we are trying to steer him in the right direction to move the project forward.

Tina Phillips, TIF Director, City of East St. Louis addressed the Committee advising that they wanted to acquire some parcels adjacent to the site for the store because they want to see it move forward. Ms. Phillips advised she was there to see if the City of East St. Louis could acquire the property.

Mr. Strohmeyer advised there were four parcels involved. They were offered for sale in January 2015 at the auction sale and they were purchased by Aboard Rent A Car for approximately \$25,000.00 and they have since defaulted. The property is available for purchase. Mr. Mosley, Jr. stated that he thought this was a noteworthy project and that we should support the project, but he wanted them to say what exactly the property would be used for in the future. Mr. Strohmeyer said ay \$20 a front foot on all three sides the price would be \$16,500.00. Mr. Strohmeyer said that an economic development plan like this would be eligible for the \$20 a front foot price. Discussion ensued with comments from Dr. Moore, Mr. Hubbard, Mr. Mosley, Jr. and Mr. Beach. It was determined that any contract would automatically have a reverter clause. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to approve sale of the property for \$16,500.00. Motion carried.

Mr. Strohmeyer advised the Committee that attorney Al Paulson is working on Katherine Dunham property issues. Mr. Strohmeyer gave him figures to reconvey it back. Mr. Mosley, Jr. advised the situation is that the Katherine Dunham Museum was put into an individual person's name which should have never happened which make it not exempt. Because it wasn't supposed to be in an individual's name and it was supposed to be exempt we are in a position to forgive those taxes and allow that parcel of property to go into a not for profit status. The overseer of the Museum did not have the proper guidance to have the proper paperwork done to make it not-for-profit. Once that happens, if the Committee approves the action, it will be made an exempt status, but the Committee has to take an action for that to happen. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to forgive the taxes due on the Katherine Dunham Museum so it can be taken out of the individual's name and become an exempt status. Motion carried. Discussion ensued regarding other parcels that are Trustee properties and whether or not they wanted to try and save those. It was determined that the other parcels will be dealt with in the normal course.

Chairman Mosley noted that he has been contacted by the Mayor of East St. Louis and the public advising the Trustee property at 2412 Cleveland is a drug house and it should be removed from the auction sale and demolished. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to remove 2412 Cleveland Avenue from the auction sale and demolish. Motion carried.

Curtis McCall, Jr. advised that this would be his last meeting as a member of the Trustee Committee due to the fact that he was elected Mayor of the Village of Cahokia and will be resigning from the County Board. Mr. McCall, Jr. stated it was an honor and a privilege to serve on this Committee and thanked the Committee.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:56 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee