

## **TRUSTEE COMMITTEE MEETING – AUGUST 26, 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  
Marty Crawford  
Nicholas Miller  
Roy Mosley, Jr.

### **Members Absent:**

Joan McIntosh

### **Others Present:**

Whitney Strohmeier, Tax Agent Office  
Kathy Hotz, Tax Agent Office  
Mike Mitchell, Demolition Coordinator  
Robert Allen, Jr., County Board Member  
Visitors listed under Item 3

### **1. MINUTES:**

A motion was made and seconded to approve the minutes of the July 22, 2015 Trustee Committee Meeting. Motion carried.

### **2. TAX AGENT'S REPORTS AND RESOLUTIONS:**

- a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2015 shows a Beginning Balance of \$13,517.60, Total Disbursements of \$-0-, Receipts of \$1,964.80, Allocated Pool Interest in the amount of \$.22 with a Balance at Month End of \$15,482.62.
- b. **Payment Account Activity:** The Payment Account Activity Report for July 2015 shows a Beginning Balance of \$677,742.88 and a Balance at Month End of \$851,346.78.
- c. **Monthly Redemption Reports:**  
The Real Estate Monthly Redemption Report for July 2015 shows the Amount of Penalty as \$8,844.77; the Amount of Tax as \$23,482.82; Year to Date Totals of the Amount of Penalty as \$210,410.51 and the Year to Date Amount of Tax as \$669,069.25. The Total Collected Year to Date is \$879,479.76.  
  
The Mobile Home Monthly Redemption Report for July 2015 shows the Amount of Penalty as \$336.58; the Amount of Tax as \$623.80; Year to Date Totals of the Amount of Penalty as \$12,645.64 and the Year to Date Amount of Tax as \$29,595.93. The Total Collected Year to Date is \$42,241.57.
- d. **Monthly Resolution List:** During the month of August 2015 there were 147 resolutions presented to the Committee for consideration showing a Total Collected of \$256,014.18, total to County Clerk of \$7,793.46, total to Auctioneer of \$3,474.75, total to Recorder of Deeds \$12,853.50, total to Agent of \$93,178.88, total to County Treasurer of \$138,077.94 and a total to County of \$158,724.90.

- e. July 2015 Auction Sale: At the July 2015 Auction Sale properties were sold totaling \$837,250.00 with the Recorder's Office being paid \$9,626.50 and the Auctioneer being paid \$12,558.75 for a total contract price of \$859,435.25.

f. Returned Check Report (July 2015 Auction Sale):

Gregory A. Williams, Sr.: Check totaling \$820.00 returned. Check not replaced.  
Darrell & Lashianda Polk: Check totaling \$1,437.00 returned. Check replaced.  
Darrell & Lashianda Polk: Check totaling \$835.00 returned. Check not replaced.  
Modern Contractors, LLC: Check totaling \$827.00 returned. Check replaced.  
Modern Contractors, LLC: Check totaling \$900.00 returned. Check replaced.  
Lamar Taylor: Check totaling \$890.00 returned. Check replaced.  
Dedra Garrett: Check totaling \$9,795.00 returned. Check not replaced.  
Yekita Diggs: Check totaling \$7,645.00 returned. Check replaced except for one parcel.  
K & B Home Improvement: Check totaling \$1,867.00 returned. Check replaced for one parcel.  
Emily D. Baker: Check totaling \$500.50 returned. Check not replaced.  
Michael Isaac for Keveon Johnson: Check totaling \$800.50 returned. Check replaced.  
Donuell Brown for Lamar Taylor: Check totaling \$800.50 returned. Check replaced.  
RW Sayles & Hoffman LLC: Check totaling \$4,810.00 returned. Check replaced.

Update Report:

Extensions: The 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 presented. Motion carried.
- b. Paid in Full Accounts: Mr. Strohmeyer presented a list of accounts on which the amount was paid in full. A motion was made and seconded to approve the Paid in Full Accounts presented. Motion carried.
- c. Lucious Jones by Lonnie Mosley.: Chairman Mosley presented a letter from Mr. Jones with a request that his minimum bid on a parcel at the auction be refunded to him. Mr. Jones advised that he had bid on the wrong piece of property. Mr. Strohmeyer advised there were no other bids on the property which was Item 219 in the auction, it was a minimum bid and he did not have a problem with refunding the \$750.00 if the Committee agreed. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to grant the request and refund the amount of \$750.00 to Mr. Jones. Motion carried.
- d. John Rachas by Robert Allen, Jr.: Mr. Roy Mosley, Jr. stated that Mr. Allen called him regarding Mr. Rachas and explained the situation. Mr. Mosley, Jr. stated that he felt it warranted the Committee's review and hopefully the Committee will be moved to make a concession regarding Mr. Rachas' situation. Mr. Allen advised that Mr. Rachas has gone several years without the money and funds to pay his taxes. He works on a limited income of about \$750.00 per month. His house was free and clear of title. He dug himself into a hole that he thought he would never be able to get out of. He never sought any help from anybody. The time came when the purchaser knocked on his door and told him he had to go. Mr. Strohmeyer advised the property went to deed, went to auction and was sold and the purchaser from the auction sale is the one that showed up at Mr. Rachas' home. At that time the purchaser had not paid the full amount of the purchase price. The neighbor asked for help and the police became involved. The police stopped the purchaser and issued tickets to the purchaser for removing Mr. Rachas' belongings and placing them outside. Mr. Allen provided photographs taken at the scene. Mr. Allen advised that he has spoken to Chairman Mosley and Roy Mosley, Jr. to see what could be done to get his property back. The community has come together in support of Mr. Rachas getting his house back. Mr. Allen advised they have received donations from individuals and businesses and are here tonight to see what they can do to get Mr. Rachas house back to him free and clear. Mr. Rachas will turn 65 in a few months and will apply at that time for a tax freeze to prevent this from happening again. Discussion ensued with Mr. Strohmeyer advising that they property has not yet been conveyed. Mr. Strohmeyer noted that the purchase contracts have a clause

where we can cancel the contract for any reason. Mr. Strohmeyer advised that the purchaser did violate the terms of the contract. Mr. Strohmeyer stated that the contract states that the purchaser cannot enter the premises or remove any objects from the premises until the contract is paid in full and the process is completed, which is approximately another 2 to 3 months, and they receive the deed. Mr. Strohmeyer advised that the 2011, 2012, 2013 and 2014 taxes with penalties on the three lots involved are as follows: the lot with the house - \$14,887.16; the other 2 lots have a total due of \$1,111.51 and \$1,051.80. All three lots sold at the auction to a Mr. T. J. White for \$2,500.00. A down payment was made that night of \$850.00 and the balance is remaining. Mr. Allen advised that through the hard work of the community, the American Legion, the local Credit Union with a low interest loan and the funds collected fundraising he can come up with approximately \$9,000.00. Mr. Hubbard and Mr. Strohmeyer that with that amount they could absolutely grant him an extension for the remaining amount. Derek, Mr. Rachas' neighbor spoke regarding a long term extension. Mr. Hubbard noted that he had no problem rescinding the sale but that they have a responsibility to the taxpayers to only grant so many extensions. The most that would be granted would be two extensions totaling a one year extension. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to rescind the sale, accept a down payment in the amount of \$9,000.00, reconvey and approve a six (6) month time payment extension. Motion carried.

- e. **Donald Holmes:** Mr. Holmes requested a void of sale on account #0715280. The property is located at 412 North 27<sup>th</sup> Street in East St. Louis. Mr. Holmes was the former owner of the property. The property had been exempt and in 2011 was taxed and the bills sent to a post office box that was not current and resulted in the property going to auction. Mr. Holmes provided paperwork to substantiate the issues for nonpayment of taxes. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to rescind the sale, accept payment in full in the amount of \$3,769.02 and refund the sale amount to the purchaser, Keshawn Johnson. Motion carried.
- f. **Shakela T. Swanson:** Ms. Swanson requested an extension on account #0714121. The property is located at 549 Wimmer Place in East St. Louis. The account has a remaining balance in the amount of \$16,824.75. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$3,400.00 and approve a six (6) month time payment extension. Motion carried.
- g. **Earl Amerson:** Mr. Amerson requested an extension on account #200904177. The property is located at 1743 Cleveland Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,759.15. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$569.00 and approve a six (6) month time payment extension. Motion carried.
- h. **Don Johnson by Deborah Wright:** Mr. Johnson requested a reinstatement with time payments on account #201000315. The property is located at 1967 Lawrence Avenue in East St. Louis. The account is delinquent for taxes in the amount of approximately \$8,700.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$5,022.00 and approve a six (6) month time payment extension. Motion carried.
- i. The following people were scheduled to attend, but did not show up:  
  
**Deborah M. White:** Request for extension on account #0115284.

#### 4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that the nest group for demolition were published and the bid opening will be on September 16, 2015 at 3:00 p.m. here in the conference room. There will be another bid opening the next month for another 23 structures. These are mostly on the north side. Mr. Hubbard inquired how many altogether to be done and Mr. Mitchell advised that on the next two lists there are about 43 structures. Discussion ensued as to whether or not the program would ever run out of structures to be demolished.

Mr. Mitchell advised he received a letter from a lady who said in November of 2014 that when Shafer was doing a house on 78<sup>th</sup> Street that they pulled on the wires of her house and it pulled some of the soffit and fascia away from her house. Mr. Mitchell advised that if she had mentioned it a week or so after it happened that would have been helpful, but now she sends a bid from a roofer for \$600 or \$700. Mr. Mitchell advised he was going to give the bill to Shafer and see if he will pay it. Mr. Mitchell wanted to make the Committee aware if the party would call.

Mr. Mitchell presented for approval for payment a statement from MS Mitch Consulting in the amount of \$3,000.00 for demolition of 20 structures. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to approve payment of the invoice in the amount of \$3,000.00 to MS Mitch Consulting. Motion carried.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:10 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman  
St. Clair County Trustee Committee