

TRUSTEE COMMITTEE MEETING – DECEMBER 16, 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.
Marty Crawford
Nicholas Miller

Members Absent:

Lorraine Haywood
Joan McIntosh

Others Present:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Mike Mitchell, Demolition Coordinator
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the November 18, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for November 2015 shows a Beginning Balance of \$29,973.79, Total Disbursements of \$14,878.76, Receipts of \$2,882.31, Allocated Pool Interest in the amount of \$1.00 with a Balance at Month End of \$16,978.34.
- b. **Payment Account Activity:** The Payment Account Activity Report for November 2015 shows a Beginning Balance of \$803,308.77 and a Balance at Month End of \$718,560.51.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for November 2015 shows the Amount of Penalty as \$42,288.14; the Amount of Tax as \$139,539.05; Year to Date Totals of the Amount of Penalty as \$298,373.91 and the Year to Date Amount of Tax as \$938,616.57. The Total Collected Year to Date is \$1,236,990.48.

The Mobile Home Monthly Redemption Report for November 2015 shows the Amount of Penalty as \$1,233.52; the Amount of Tax as \$4,515.53; Year to Date Totals of the Amount of Penalty as \$17,201.68 and the Year to Date Amount of Tax as \$43,416.45 The Total Collected Year to Date is \$60,618.13.
- d. **Monthly Resolution List:** During the month of December 2015 there were 26 resolutions presented to the Committee for consideration showing a Total Collected of \$64,247.24, total to County Clerk of \$1588.50, total to Auctioneer of \$645.00, total to Recorder of Deeds \$1,955.00, total to Agent of \$20,391.65, total to County Treasurer of \$39,614.82 and a total to County of \$43,158.32.
- e. **2016 Trustee Committee Meeting & Auction Schedule:** Mr. Wallace presented the proposed 2016 Trustee Committee Meeting & Auction Schedule to the Committee. A motion was made by Mr. Hubbard, seconded by Mr. Mosley, Jr., to approve the proposed Trustee Committee Meeting & Auction Schedule. Motion carried.

f. **October 2015 Auction Sale:** At the October 2015 Auction Sale properties were sold totaling \$145,900.00 with the Recorder's Office being paid \$2,865.25 and the Auctioneer being paid \$2,188.50 for a total contract price of \$150,953.75.

g. **Returned Check Report (October 2015 Auction Sale):**

LaSandra L. Willis: Check in the amount of \$850.00 returned. Check not replaced.

Norvell Cureton: Check in the amount of \$750.00 returned.. Check not replaced.

h. **Update Report:**

Yvonne E. Holmes – Account #201000153 Payment of \$1,214.00 to be paid prior to December 2015 meeting. Payment not received .

Taylor Glen - Account #201000271: To pay \$400.00 by October 27, 2015 and \$476.00 by November 28, 2015 . \$400.00 received October 26, 2015 \$476.00 received December 11, 2015.

Extensions: Extension requests to County Board were all 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.

c. **Celeste Wickliffe:** Ms. Wickliffe requested an extension on account #200803963 The property is located at 742 Mousette Lane in Centreville. The account is delinquent for taxes in the amount of \$4,323.28. Ms. Wickliffe needs a down payment of \$861.00 for an extension but did not have the required amount. Ms. Wickliffe presented a letter documenting litigation that she is currently involved in that should be completed by the end of the year that would place here in a position to pay off the account. The property is not in the auction sale for January 2016. It was recommended that Ms. Wickliffe come to the January 20, 2016 meeting. No action.

d. **Charles H. White by Andins White:** Mr. White requested an extension on account #0713361. The property is located at 627 North 85th Street in East St. Louis. The account has a remaining balance in the amount of \$3,206.98. Any extension will require full County Board approval. Mr. White was unable to attend because he was in the hospital and asked that his children appear on his behalf. The property is not scheduled for the auction sale. Mr. White was advised to bring his payment to Edwardsville or come to the January 20, 2016 meeting. The required minimum payment would be \$638.00. No action.

e. **Nathan Rice for Rubin Denzmore, Deceased:** Mr. Rice requested an extension on account #200802158. The property is located at 1110 Pennsylvania Avenue in East St. Louis. The account is delinquent for taxes in the amount of approximately \$6,000.00. Any extension will require full County Board approval. Mr. Rice was not aware that the taxes were not paid and is trying to catch them up. Mr. Rice did not have the required down payment in the amount of \$1,210.00. That required amount will increase in January 2016 with the addition of the next year's taxes. Discussion ensued regarding title to the property. No action.

f. **Geraldine Scott:** Ms. Scott requested an extension on account #200802733. The property is located at 759 N. 40th Street in East St. Louis. The account is delinquent for taxes in the amount of \$5,443.81. Any extension will require full County Board approval. Ms. Scott advised she has a new job and will be able to pay the account off in six (6) months, but did not have the required down payment with her at this time. It was recommended that Ms. Scott come to the January 20, 2016 meeting. No action.

- g. **Gregory Warren:** Mr. Warren requested an extension on account #200901945. The property is located at 215 N. 71st Street in Centreville. The account is delinquent for taxes in the amount of \$1,490.46. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept payment in full in the amount of \$1,490.46. Motion carried.
- h. **Gregory Warren:** Mr. Warren requested an extension on account #200803477. The property is located at 207 N. 71st Street in Centreville. The account is delinquent for taxes in the amount of \$4,769.51. Any extension will require full County Board approval. A motion was made by Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$2,609.54 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- i. **Edward White by Cassandra White:** Mr. White requested an extension on account #0414181. The property is located at 7125 Church Lane in East St. Louis. The account has a remaining balance due in the amount of \$2,410.25. 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 \$520.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Caroline Matthews:** Ms. Matthews requested an extension on account #200802721. The property is located at 764 N. 37th Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$5,025.76. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$1,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **Phillip Foster/Courtney Woolery:** Mr. Foster requested an extension with time payments on account #200904862. The property is located at 870 No. 81st Street in East St. Louis and is in the January auction sale. The account is delinquent for taxes in the amount of approximately \$5,000.00. Any action would require full County Board approval. The required down payment to be considered would be \$1,016.00. Mr. Foster advised he did not have the required down payment at this time. It was recommended that Mr. Foster come to the January 2016 meeting. No action.
- l. **Darryl Cash:** Mr. Cash requested a reinstatement on accounts #200904267 and #200800268. The properties are located at 1700 Missouri Avenue and 601 S. 14th Street & Trendley in East St. Louis. Both properties are in the January 2016 auction sale. Mr. Cash also requested an extension on account #200802480 which is located at 1848 Gaty Avenue in East St. Louis and is delinquent for taxes in the amount of \$8,283.24. Mr. Cash advised these are all investment properties. Mr. Cash advised two of the properties currently have renters. Any action on any of the accounts would require full County Board approval. Discussion ensued with questions and comments from Committee members regarding defaults and reinstatements on the various accounts and the possibility of granting any extensions. It was recommended that Mr. Cash come to the January 2016 meeting with money to address the property at 1700 Missouri Avenue. Mr. Cash stated he would let the property at 601 S. 14th Street go but wants to keep the 1700 Missouri Avenue property and will address the property at 1848 Gaty Avenue after he has resolved the reinstatement on the 1700 Missouri Avenue property. No action.
- m. **Delmar Properties by Oliver Hamilton:** Delmar Properties requested an extension on accounts #1012319 and #1012323. The properties are located at 1760 State Street and 1762 State Street in East St. Louis. The accounts have remaining balances in the amount of \$1,816.76 and \$3,044.24. Mr. Hamilton on behalf of Delmar Properties paid both accounts in full in the amounts of \$1,816.76 and \$3,044.24.
- n. **Tamekka D. Blackwell by Tim Blackwell:** Ms. Blackwell requested a reinstatement with time payments on account #1014233. The property is located at 721, 723 N. 33rd Street in East St. Louis. The account has a remaining balance in the amount of \$2,334.49. Any action will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate, accept a down payment in the amount of \$460.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- o. **Willie Kidd:** Mr. Kidd requested an extension on account #20906157. The property is located at 906 Wisconsin Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$3,059.49. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$300.00 now and \$310.00 to be paid by January 20, 2016 and approve a six (6) month time payment extension. Motion carried.

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

Cindy Beckman: Request for extension on account #200901286.

Alarice Clark: Request for extension on account #201001318.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell stated that last month he gave the Committee Mr. Shafer's Packet #10 and he had completed all but two. Mr. Shafer has now completed the last two structures at 3009 Jefferson and 2307 Ridge. Mr. Mitchell presented an invoice and Lien Waiver from S. Shafer Excavating Incorporated in the amount of \$13,550.00 for these two structures. Packet #10 is now completed.

Mr. Mitchell advised Hayes is working on Packet #11, they have 11 of them down and they have 11 to go. Hayes has another job in Maryville and have moved to that and are coming back in the next week or so and finish the 11 that they have left. Mr. Mitchell advised Packet #11 should be completed by the meeting next meeting.

Mr. Mitchell advised he went to Washington Park and made a list of 15 properties, all in terrible condition. Mr. Mitchell advised he will wait until after the County Board meeting and call the asbestos company and have them start along with the gas company and others to disconnect all the utilities. It will probably be March before we get started. It will take 30 days for the asbestos and then bid them after that and it will probably be March.

Mr. Mosley, Jr., made a motion, seconded by Mr. Hubbard, to approve the report of Mr. Mitchell, approve the proposed action in Washington Park and approve payment of the S. Shafer Excavation Incorporated invoice in the amount of \$13,350.00. Motion carried.

Discussion ensued with Mr. Mosley, Jr. and Mr. Mitchell commenting on a log being kept on the contractors of when they start a job and when it is completed.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:30 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee