

TRUSTEE COMMITTEE MEETING – FEBRUARY 18, 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 Strohmeyer, Tax Agent Office
Kathy Hotz, Tax Agent Office
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the January 21, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for January 2015 shows a Beginning Balance of \$2,464.33, Total Disbursements of \$2,075.73, Receipts of \$3,148.21, Allocated Pool Interest in the amount of \$.09 with a Balance at Month End of \$3,536.90.
- b. **Payment Account Activity:** The Payment Account Activity Report for January 2015 shows a Beginning Balance of \$973,918.53 and a Balance at Month End of \$909,990.68.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for January 2015 shows the Amount of Penalty as \$7,559.99; the Amount of Tax as \$30,848.57; Year to Date Totals of the Amount of Penalty as \$7,559.99 and the Year to Date Amount of Tax as \$30,848.57. The Total Collected Year to Date is \$38,408.56.

The Mobile Home Monthly Redemption Report for January 2015 shows the Amount of Penalty as \$880.58; the Amount of Tax as \$1,983.30; Year to Date Totals of the Amount of Penalty as \$880.58 and the Year to Date Amount of Tax as \$1,983.30. The Total Collected Year to Date is \$2,863.88.
- d. **Monthly Resolution List:** During the month of February 2015 there were 81 resolutions presented to the Committee for consideration showing a Total Collected of \$154,634.88, total to County Clerk of \$5,185.54, total to Auctioneer of \$1,338.00, total to Recorder of Deeds \$7,633.25, total to Agent of \$55,514.13, total to County Treasurer of \$84,919.21 and a total to County of \$97,738.00.

- e. **January 2015 Auction Sale:** At the January 2015 Auction Sale properties were sold totaling \$106,500.00 with the Recorder's Office being paid \$2,803.25 and the Auctioneer being paid \$1,597.50 for a total contract price of \$110,900.75.

f. **Returned Check Report (January 2014 Auction Sale):**

Joseph Celestine: Check totaling \$4,350.00 returned. Check not replaced.

Rising Star Church: Checks totaling \$1,550.00. Checks not replaced.

g. **Update Report:**

Quintin Billups - Account #200705302

The Trustee Committee approved accepting a down payment in the amount of \$800.00 at the meeting and \$55.00 to be paid by January 27, 2015 remove from the auction, reinstate and approve a six (6) month time payment extension with full County Board approval. Payment received.

Beulah Orr - Account #200701533

The Trustee Committee approved accepting a down payment in the amount of \$400.00 to be paid by January 27, 2015 remove from the auction, reinstate and approve a six (6) month time payment extension with full County Board approval. Payment not received.

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 by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., 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 by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to approve the Paid in Full Accounts presented. Motion carried.
- c. **Gregory Warren:** Mr. Warren requested an extension on account #200803477 and #200901945. The property is located at 207 N. 71st Street and 215 N. 71st Street in Centreville. The accounts are delinquent for taxes in the amounts of \$3,697.45 and \$1,251.26 respectively. The accounts have had three extensions and any extension would 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 \$737.00 and \$248.00 respectively and approve a six (6) month time payment final extension with full County Board approval. Motion carried.
- d. **Fontez D. Davis:** Mr. Fontez requested an extension on account #0414246. The property is located at 5707 Tudor Avenue in Centreville. The account has a remaining balance in the amount of \$1,989.75. 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. Motion carried.
- e. **Robert Merriwether by Benjamin Crockett:** Mr. Merriwether requested an extension on account #200800894. The property is located at 1761 N. 36th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,831.09. 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 amount of \$388.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- f. **Isaiah Morgan:** Mr. Morgan requested an extension on account #200805412. The property is located at 6810 Clarita Avenue in Centreville. The account is delinquent for taxes in the amount of \$1,739.97. The account has had four extensions and is not eligible for an extension. The property is not in the auction sale in April 2015. No action.

- g. **Regen Howe:** Ms. requested payment in full on account #200703058. The property is located at 718 N. 80th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,937.19. Payment in full in the amount of \$2,937.19 was accepted.
- h. **Shirley McCain by Roy McCain:** Ms. McCain requested an extension on account #0113015. The property is located at 603,607, 611 Missouri Avenue in East St. Louis and are vacant lots. The account has a remaining balance in the amount of \$2,298.23 and has had two extensions. Mr. Mosley, Jr. inquired as to the care of the vacant lots. Mr. McCain advised he was paying to have the lots mowed. Mr. McCain was asked to bring the receipts for the mowing to the next meeting on March 25, 2015. No action.
- i. **Henry Waller:** Mr. Waller requested a refund on account #0713146. The property is located at 1116, 1118 N. 42nd Street in Washington Park. The account has a remaining balance due in the amount of \$1,944.25. Mr. Waller requested a refund due to a fire in the garage. Mr. Waller advised that the fire occurred in June or July of last year and that he did not have insurance on the property. Chairman Mosley advised Mr. Waller that once you buy the property in the auction sale, the purchaser is responsible for the property. Discussion ensued. Refund denied.
- j. **Carlos Rodriguez:** Mr. Rodriguez requested an extension on account #0113299. The property is located at 4006 Caseyville Avenue & 1540 N. 40th Street in East St. Louis. The account has a remaining balance in the amount of \$2,494.24. The account has had three extensions. The property is an apartment building needing renovation. The property is not in the April auction sale. It was recommended that Mr. Rodriguez try to pay the account in full prior to the property being put in an auction sale. No action.
- k. **Winston Properties by Lisa Lacy:** Winston Properties requested an extension on account #200900978. The property is located at N. 62nd Street in Washington Park. The account is delinquent for taxes in the amount of \$9,556.07. The account has had one extension. Ms. Lacy requested that the request be tabled to the next meeting. No action.
- l. The following people were scheduled to attend, but did not show up:
 - 1) **Fams Co. Construction:** Request for reinstatement with time payments on account #200905119.
 - 2) **Ericka Sampton:** Request for reinstatement with time payments on account #0713168.

4. **DEMOLITION PROGRAM:**

Mr. Strohmeyer presented Mr. Mitchell's report and presented the following invoices for approval: SCI Engineering, Inc. in the amount of \$10,200.00 for 34 asbestos surveys at \$300.00 per survey; S. Shafer Excavating Incorporated in the amount of \$25,950.00 for the clearing of eleven lots on Market and tree clearing. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to approve the invoice from SCI Engineering, Inc. for payment. Motion carried. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall to approve the invoice from S. Shafer Incorporated for payment. Motion carried.

Mr. Strohmeyer noted that the South end demolition project is complete and the clearing of the eleven lots and presented photographs of both. Mr. Strohmeyer reported that Mr. Mitchell advised he will publish the next demolition project the first week of March with a bid opening on March 24, 2015 at 4:00 p.m. and will bring the results to the March 25, 2015 Trustee Committee meeting. Mr. Mosley, Jr. noted how bad the properties looked prior to the demolition and tree removal on Market and how much better it looks now. Mr. Mosley, Jr. further commented on current HUD guidelines and a decision whether to continue to handle the CDBG demolitions. Discussion ensued regarding HUD requiring an RFQ for the Demolition Coordinator.

Further discussion ensued regarding the Washington Park demolition program. Mr. Strohmeyer advised he would run some numbers on the program and advise at the next meeting.

5. **OTHER BUSINESS:**

Mr. Strohmeyer inquired as to whether we should only be accepting good funds when we are pulling a parcel out of the auction sale even when the individual is not on the bad check list. The Committee agreed that this would be a good policy to implement.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 7:58 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee