

TRUSTEE COMMITTEE MEETING – JULY 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
Marty Crawford (Arrived 7:10 p.m.)
Nicholas Miller
Joan McIntosh
Roy Mosley, Jr. (Arrived 7:40 p.m.)

Members Absent:

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 June 24, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for June 2015 shows a Beginning Balance of \$7,407.43, Total Disbursements of \$-0-, Receipts of \$6,110.04, Allocated Pool Interest in the amount of \$.13 with a Balance at Month End of \$13,517.60.

b. **Payment Account Activity:** The Payment Account Activity Report for June 2015 shows a Beginning Balance of \$668,742.31 and a Balance at Month End of \$677,742.88.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for June 2015 shows the Amount of Penalty as \$18,246.81; the Amount of Tax as \$48,498.31; Year to Date Totals of the Amount of Penalty as \$201,565.74 and the Year to Date Amount of Tax as \$645,586.43. The Total Collected Year to Date is \$847,586.17.

The Mobile Home Monthly Redemption Report for June 2015 shows the Amount of Penalty as \$94.09; the Amount of Tax as \$261.35; Year to Date Totals of the Amount of Penalty as \$12,309.06 and the Year to Date Amount of Tax as \$28,972.13. The Total Collected Year to Date is \$41,281.19.

d. **Monthly Resolution List:** During the month of July 2015 there were 68 resolutions presented to the Committee for consideration showing a Total Collected of \$205,623.06, total to County Clerk of \$3,330.05, total to Auctioneer of \$1,748.25, total to Recorder of Deeds \$4,111.25, total to Agent of \$65,780.84, total to County Treasurer of \$130,333.51 and a total to County of \$137,774.81.

e. **Update Report:**

Extensions: The extension sent to the County Board was 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. **Chester Jones, Sr.:** Mr. Jones requested a reinstatement with time payments on account #1014288. The property is located at 623 North 82nd Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of approximately \$11,000.00. A motion was made by Mrs. McIntosh, seconded by Mr. Miller, to reinstate the account, accept a down payment in the amount of \$2,242.00, remove from the auction sale and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **David Taylor:** Mr. Taylor requested an extension on account #201001059. The property is located at 1217 N. 42nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,478.10. Any extension will require full County Board approval. A motion was made by Mr. Crawford, and seconded by Mrs. McIntosh, to accept a down payment in the amount of \$500.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **GRL Investments by Glendora Lewis:** GRL Investments requested a reinstatement with time payments on account #200905036. The property is located at 7012 Shipley Lane in East St. Louis and is in the auction sale. Any extension would require full County Board approval. The account is delinquent for 2009 through 2014 taxes in the amount of \$11,192.13. Discussion ensued with questions and comments from Mr. Hubbard, Mr. Strohmeyer and Mr. Miller regarding eligibility for an extension. A motion was made by Mr. Crawford, seconded by Mrs. McIntosh, to reinstate, remove from the auction sale, accept a down payment in the amount of \$2,215.00 and approve a six (6) time payment extension with full County Board approval. Roll Call Vote: Motion carried with Mr. Miller and Mr. Hubbard voting Nay.
- f. **Glendora Lewis:** Ms. Lewis requested a reinstatement with time payments on account #200802509. The property is located at 454 N. 21st Street in East St. Louis and is in the auction sale. Any extension would require full County Board approval. The account is delinquent for taxes in the amount of \$3,936.46. Discussion ensued with questions and comments from Mr. Hubbard, Mr. Strohmeyer and Mr. Miller regarding eligibility for an extension. A motion was made by Mr. Crawford, seconded by Mrs. McIntosh, to reinstate, remove from the auction sale, accept a down payment in the amount of \$794.00 and approve a six (6) month time payment extension. Roll Call Vote: Motion carried with Mr. Miller and Mr. Hubbard voting Nay.
- g. **Jessie Mosley:** Mr. Mosley requested a reconveyance and time payments on account #201104951 and #201101221. The property is located at 7230 State Street in East St. Louis and is in the auction sale. The account is delinquent for taxes. Mr. Mosley advised his company is Urban Solutions and he needs the properties for a mentoring and tutoring program. He is working with Lincoln Challenge and Justine Peters to rehab the property. Mr. Mosley advised he was not aware of the back taxes owed when he purchased the property in May of 2015 in a private purchase. Mr. Mosley did not have the required down payment of \$800.00 for each parcel for a total required down payment of \$1,600.00. It takes 30 days to receive funds after the request is made. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to remove the property from the July 2015 auction sale. Motion carried.

- h. **Adonna Ezell-Gill by Patrick Ezell:** Ms. Ezell-Gill requested a reinstatement with time payments on account #201000049. The property is located at 513 Missouri Avenue in East St. Louis and is a vacant lot. The account is delinquent for taxes. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to reinstate the account, accept a down payment in the amount of \$580.00 and approve a six (6) month time payment extension. Motion carried.
- i. **Nona Owens:** Ms. Owens requested an extension on account #200703015. The property is located at 844 North 78th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,868.63. 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 \$974.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Thadius Page:** Mr. Page requested an extension on account #0114158. The property is located at 813 N. 71st Street in East St. Louis. The account has a remaining balance in the amount of \$2,729.25. Any extension would require full County Board approval. It was recommended that Mr. Page try to make payment in full prior to being placed in the next auction sale. No action.
- k. **Shaquita Harris by Purvis Harris:** Ms. Harris requested an extension on account #200900828. The property is located at 2126 N. 51st Street in Washington Park. The account is delinquent for taxes in the amount of \$4,697.08. Any extension would require full County Board approval. It was recommended that Ms. Harris try to make payment in full prior to the property being placed in the next action sale. No action.
- l. **Parrish Taylor:** Ms. Taylor requested a reinstatement with time payments on account #201100936. The property is located at 8716 Botanical Avenue in Caseyville and is in the auction sale. The account is delinquent for taxes in the amount of approximately \$2,500.00. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to reinstate, accept a down payment in the amount of \$500.00, remove from the auction sale and approve a six (6) month time payment extension. Motion carried.
- m. **Courtney Woolery:** Ms. Woolery requested an extension on account #200904862. The property is located at 870 N. 81st Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,281.98. The required down payment is \$1,254.00. Discussion ensued and it was recommended that Ms. Woolery continue to make payments and come to the next meeting. No action.
- n. **Michelle Harris by Mr. Strohmeyer:** Ms. Harris requested an extension on account #1113363. The property is located at 3115 Belleview Avenue in East St. Louis. The account has a remaining balance in the amount of \$4,723.23. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$79.24 and \$936.00 and approve a six (6) month time payment extension. Motion carried.
- n. **Mark Swanson by Mr. Strohmeyer:** Mr. Swanson requested a reinstatement with time payments on account #0114308. The property is located at 8601 Village Place in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of approximately \$11,000.00. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to reinstate, accept a down payment in the amount of \$2,242.00, remove from the auction sale and approve a six (6) month time payment extension. Motion carried.
- o. The following people were scheduled to attend, but did not show up:
Terrell Brown: Request for reinstatement with time payments on account #200904513.
Sherrie Cook: Request for extension reinstatement with time payments on account #200904439.
Alicia Moore: Request for reinstatement with time payments on account #201000193.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that set No. 9 which was 17 houses is complete and submitted before and after photographs to the Committee. Mr. Mitchell presented an invoice from S. Shafer Excavating, Incorporated for the 17 structures in the amount of \$120,667.00. The original amount was \$114,167.00 and last month a structure was added to 1657 36th Street for an additional \$6,500.00. The grand total is \$120,667.00. Mr. Mitchell also presented an invoice from MS Mitch Consulting for the 17 structures in the amount of \$7,650.00. Mr. Mitchell advised that he submitted another group to SCI to do the asbestos and they sent a letter with a proposed increase of fees to \$350.00 for 15 structures or over from the \$300.00 currently charged.

A motion was made by Mr. Hubbard, seconded by Mrs. McIntosh, to approve for payment the invoice from Shafer Excavating, Incorporated in the amount of \$120,667.00 and the invoice from MS Mitch Consulting in the amount of \$7,650.00. Motion carried.

A motion was made by Mr. Hubbard, seconded by Mr. Miller, to approve the proposed increase in fees to \$350.00 per structure for 15 structures or over by SCI. Motion carried.

Mr. Mitchell reported that he put together two more groups being set No. 10 and set No. 11. Most of them are in the auction catalog at this time. Mr. Mitchell advised that he and Roy Mosley, Jr. went and looked at each of the properties and there are several of them that are really bad. Mr. Mosley, Jr.'s thought is that if we put them back in the auction someone will buy them and not do anything with them and then they are going to be there for another three years. Mr. Strohmeyer noted that they will be offered again as vacant lots. Mr. Mitchell noted that there is one at 2307 Ridge that is questionable and if it sells that is fine. Mr. Strohmeyer that that parcel has already been removed from the auction.

Mr. Mitchell stated he thought it would be late September before we start bidding on No. 10 and No. 11 wanting to give the power company plenty of time to disconnect to make sure no gas lines are hit. Mr. Mitchell No. 10 and No. 11 would hopefully start in October and finish and straw before the bad weather.

5. OTHER BUSINESS:

Chairman Mosley stated that the Mayor of Centreville has requested to purchase a parcel for an easement. Mr. Strohmeyer stated he would come up with the price for the easement and take care of the matter.

Roy Mosley, Jr. made a note of the fact that we are using the demolition funds to demolish a lot of properties, but now the weeds are high. So some constituents have inquired if anything can be done about this situation. Mr. Mosley, Jr. stated that he does not think we would want to go down that path. Mr. Mosley said he told them he would ask for a listing to provide to the Parks Department with individual names of who is purchasing the property since they are the ones responsible. Discussion ensued with comments from Mr. Strohmeyer, Mr. Hubbard, Mr. Miller, and Mr. Mosley, Jr.. Mr. Strohmeyer stated he would discuss the issue of liability with his legal counsel at Meyer & Associates. Mr. Strohmeyer stated he would look into the issue and come up with some options. Mr. Mosley, Jr. stated that someone has to be responsible for maintaining the vacant lots. Mr. Crawford stated they have the same issue in his District.

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