

TRUSTEE COMMITTEE MEETING – JUNE 24, 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

Members Absent:

Joan McIntosh

Others Present:

Whitney Strohmeier, Tax Agent Office
Cheryl Goodrick, 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 May 20, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for May 2015 shows a Beginning Balance of \$1,569.16, Total Disbursements of \$-0-, Receipts of \$5,838.17, Allocated Pool Interest in the amount of \$.10 with a Balance at Month End of \$7,407.43.
- b. **Payment Account Activity:** The Payment Account Activity Report for May 2015 shows a Beginning Balance of \$773,250.35 and a Balance at Month End of \$668,742.31.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for May 2015 shows the Amount of Penalty as \$53,921.70; the Amount of Tax as \$139,618.78; Year to Date Totals of the Amount of Penalty as \$183,318.93 and the Year to Date Amount of Tax as \$597,088.78. The Total Collected Year to Date is \$780,407.05.

The Mobile Home Monthly Redemption Report for May 2015 shows the Amount of Penalty as \$818.80; the Amount of Tax as \$1,888.60; Year to Date Totals of the Amount of Penalty as \$12,214.97 and the Year to Date Amount of Tax as \$28,710.78. The Total Collected Year to Date is \$40,925.75.
- d. **Monthly Resolution List:** During the month of June 2015 there were 51 resolutions presented to the Committee for consideration showing a Total Collected of \$127,993.48, total to County Clerk of \$2,379.38; total to Auctioneer of \$771.00, total to Recorder of Deeds \$2,320.25, total to Agent of \$41,321.28, total to County Treasurer of \$83,489.81 and a total to County of \$88,189.44.

e. **Update Report:**

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 the amount was paid in full. A motion was made and seconded to approve the Paid in Full Accounts as presented. Motion carried.
- c. **Maxine Sanders:** Ms. Sanders requested a reinstatement on account #201000226. The property is located at 1204 S. 14th Street in East St. Louis and is in the auction. The account is delinquent for taxes in the amount of \$2,847.63. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$570.00, remove from the auction sale and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **Ruth A. Luckett:** Ms. Luckett requested an extension on account #1012462 and #1012469. The property is located at 523 N. 79th Street and 19 Loisel Drive in East St. Louis. The accounts have remaining balances in the amounts of \$1,472.74 and \$5,251.74 respectively. Any extension will require full County Board approval. Discussion ensued. A motion was made by Mr. Mosley, Jr., and seconded, to accept payment in full in the amount of \$1,460.25 on account #1012462 (523 N. 79th Street). Motion carried. No action taken on account #1012469 (19 Loisel Drive).
- e. **Elizabeth Rodgers:** Ms. Rodgers requested an extension on account #200801285. The property is located at 2115 N. 58th Street in Washington Park. The account is delinquent for 2008 through 2014 taxes in the amount of \$7,891.65. Discussion ensued with questions and comments from Mr. Hubbard, Mr. Strohmeyer and Mr. Mosley, Jr. regarding eligibility for an extension. Ms. Rodgers was advised the property is not in the auction sale and probably wouldn't be until the October 2015 auction. A payment in the amount of \$1,600.00 was made on the account. No action on the extension request.
- f. **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 \$1,456.74. The account is ready to be defaulted and is not eligible for an extension and is not in the auction sale. Discussion ensued. A payment of \$300.00 was made on the account with the intention of paying the account in full prior to being placed in the auction sale. No action on the extension request.
- g. **Anita Taylor:** Ms. Taylor requested a reconveyance on account #201104917. The property is located at 623 North 86th Street in East St. Louis and is in the July 2015 auction sale. The account is delinquent for the 2011, 2012 and 2014 taxes of approximately \$15,000.00. Ms. Taylor has appeared at the April and May 2015 Trustee Committee meetings regarding a sale in error on this property. Ms. Taylor advises she has been to the County Clerk's Office and it appears that there is an issue with a tax buyer scam in which the parties lost \$7,000.00 in payments they made and have been advised there is no restitution. Mr. Hubbard stated that this is a unique circumstance. The parties have been in the home for thirty years. A motion was made by Mr. Miller, seconded by Mr. Mosley, Jr., to remove the property from the July 2015 auction sale. Motion carried. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to accept a down payment in the amount of \$1,800.00 now and an additional \$1,248.00 in 60 days, reconvey and approve a six (6) month time payment extension. Motion carried.
- h. **GBE Construction LLC by Shirley McCain:** GBE Construction LLC requested an extension on account #0711005. The property is located at 601 Martin Luther King Drive in East St. Louis. The account has a remaining balance in the amount of \$6,570.49. Discussion ensued regarding eligibility for an extension. No action

- i. **GBE Property Management by Shirley McCain:** GBE Property Management requested an extension on account #1012452. The property is located at 763 N. 79th Street in East St. Louis. The account has a remaining balance in the amount of \$2,698.73. Payment in full in the amount of \$2,787.23 was accepted. No action.
- j. **Shirley McCain:** Ms. McCain requested an extension on account #0113015. The property is located at 603, 607 and 611 Missouri Avenue in East St. Louis. The account has a remaining balance in the amount of \$2,298.23. Discussion ensued regarding eligibility. No action.
- k. **Alexis Turner by Shirley McCain:** Ms. Turner requested an extension on account #0413362. The property is located at 816 Pershing Street in East St. Louis and is in the July 2015 auction sale. The account has a remaining balance in the amount of \$1,470.98. Payment in full in the amount of \$1,558.48 was accepted. No action.
- l. **Darien M. Moore:** Mrs. Moore requested an extension on account #0413035. The property is located at 3219, 3221 Audubon Avenue in East St. Louis. The account has a remaining balance in the amount of \$2,700.36 and is default. The account is not eligible for an extension and is not in the auction sale. Discussion ensued. A payment in the amount of \$538.00 was made on the account. No action taken on the extension request.
- j. The following people were scheduled to attend, but did not show up:
Michelle Harris: Request for extension on account #1113363.
Mary Richards: Request for extension on account #0713082.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented a statement from the Belleville News-Democrat for \$611.36. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to approve the invoice for payment. Motion carried.

Mr. Mitchell reported that Shafer Excavating was awarded the bid on the demolition contracts and so far 14 of the 16 are completed. Shafer has 2913 Bond and the foundation at 311 Elm left and should be done shortly. While Shafer Excavating was down there at 310 and 314 North 69th we asked Shafer to give us bids for land clearing because it looks like a jungle and there is concrete and everything else in these properties. On those properties it looks like the last time someone did demolition they just left the foundation which was a slab so there is quite a bit of concrete there. Shafer gave us a bid for 310 North 69th Street of \$6,400.00 and 314 North 69th Street of \$6,600.00 or \$13,000.00 to do both. To leave the concrete Shafer stated he would knock off \$1,000.00 which would make it \$12,000.00.

Mr. Mitchell further reported that on North 46th Street where we tore 3 structures down the neighbor asked why we were not demolishing probably the worst house on the street. Mr. Mitchell provided photographs of the structure. Mr. Mitchell stated there is another one at 1657 N. 36th Street that we put on hold last year and again the neighbor is calling asking why that house has not been demolished. All together with 1657 N. 36th Street, 1766 N. 46th Street and doing the land clearing Shafer Excavating's bid would be \$26,500.00. Mr. Mitchell said 1657 N. 36th Street is the one that has been on hold for a year and really needs to be done. The amount on that is \$6,500.00. A motion was made by Mr. Miller, seconded by Mr. Mosley, Jr., to approve demolition of 1657 N. 36th Street by Shafer Excavating for the amount of \$6,500.00 and place the remaining demolition projects in the next demolition package for bid. Motion carried.

Mr. Strohmeyer reported on the progress of the Washington Park demolition program. Mr. Strohmeyer advised that his office is receiving some requests for when the program is implemented. Mr. Strohmeyer stated he would check on the funds.

5. **OTHER BUSINESS:**

None

6. ADJOURNMENT:

A motion was made and seconded to adjourn at 8:20 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee