

TRUSTEE COMMITTEE MEETING – MARCH 25, 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.
Joan McIntosh

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 February 18, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for February 2015 shows a Beginning Balance of \$3,536.90, Total Disbursements of \$7,326.80, Receipts of \$8,354.74, Allocated Pool Interest in the amount of \$.04 with a Balance at Month End of \$4,564.88.

b. **Payment Account Activity:** The Payment Account Activity Report for February 2015 shows a Beginning Balance of \$909,990.68 and a Balance at Month End of \$858,843.02.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for February 2015 shows the Amount of Penalty as \$39,633.89; the Amount of Tax as \$155,698.05; Year to Date Totals of the Amount of Penalty as \$56,736.54 and the Year to Date Amount of Tax as \$30,848.5224,428.817. The Total Collected Year to Date is \$281,165.35.

The Mobile Home Monthly Redemption Report for February 2015 shows the Amount of Penalty as \$4,295.21; the Amount of Tax as \$10,924.71; Year to Date Totals of the Amount of Penalty as \$5,292.03 and the Year to Date Amount of Tax as \$13,553.79. The Total Collected Year to Date is \$18,845.82.

d. **Monthly Resolution List:** During the month of March 2015 there were 97 resolutions presented to the Committee for consideration showing a Total Collected of \$210,815.27, total to County Clerk of \$5,761.05, total to Auctioneer of \$1,281.00, total to Recorder of Deeds \$5,662.25, total to Agent of \$71,316.25, total to County Treasurer of \$126,771.99 and a total to County of \$138,195.29.

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 by Mr. Hubbard, seconded by Mr. Miller, 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. McCall, Jr., seconded by Mr. Crawford, to approve the Paid in Full Accounts presented. Motion carried.
- c. **Geraldine Scott:** Ms. Scott requested a reinstatement with time payments on account #200802733. The property is located at 759 North 40th Street in East St. Louis. The accounts are delinquent for taxes in the approximate amount of \$5,300.00. Mr. Strohmeyer advised that the 2013 and 2014 taxes in the amount of \$1,660.00 would be added to that amount. The account has had two extensions and any extension would 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 \$1,200.00 and approve a six (6) month time payment final extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.
- d. **Mark S. Just:** Mr. Just requested a reinstatement and time payments on account #201090059. The property is located at 57 Legacy Drive in Belleville. The account is delinquent for 2011, 2012 and 2013 taxes in the amount of just under \$1,000.00 and is in the auction sale. There have been no previous extensions on this account. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$199.00, and approve a six (6) month time payment extension. Motion carried.
- e. **Charles H. White:** Mr. White requested an extension on account #0713361. The property is located at 627 N. 85th Street in East St. Louis. The account has a remaining balance in the amount of \$4,087.74. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to 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 with Mr. Hubbard and Mr. Miller voting nay.
- f. **Delmar Properties LLC by Misha Sampson:** Delmar Properties requested an extension on account #1012319 and #1012323. The property is located at 1760 State Street and 1762 State Street in East St. Louis. The accounts have remaining balances in the amounts of \$2,126.74 and \$3,665.74. Any extension will require full County Board approval. A motion was made by Mr. McCall, Jr., seconded by Mr. Mosley, Jr., to accept down payments in the amounts of \$426.00 and \$734.00 respectively and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.
- g. **Celeste Wickliffe:** Ms. Wickliffe requested reinstatement with time payments on account #200803963. The property is located at 742 Mousette Lane in Centreville and is in the auction sale. The account is delinquent for 2008, 2009 and 2011 taxes in the amount of approximately \$3,000.00 and 2013 and 2014 taxes of approximately \$1,000.00 will be added to that amount. Any extension will 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 \$450.00 now and a postdated check for April 3, 2015 in the amount of \$184.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller.
- h. **John W. Bacon, Jr.:** Mr. Bacon requested an extension on account #0713126. The property is located at 1510 N. 42nd Street in East St. Louis. The account has a remaining balance in the amount of \$3,011.86. Any extension will require full County Board approval. With no payment the account will default and be placed in the next auction sale. Based on payment history no Committee member wanted to take it to the full County Board. It was recommended that he try and pay the balance in full prior to it going into an auction sale. No action.

- i. **Shirley 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 due in the amount of \$2,298.23. Any extension will require full County Board approval. Ms. McCain presented receipts for having the lots mowed.

GBE Construction LLC by Shirley McCain 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 due in the amount of \$6,570.49. The account has had five (5) extensions and is not eligible for an extension without full County Board approval.

GBE Construction LLC by Shirley McCain requested an extension on account #1002452. The property is located at 763 N. 79th Street in East St. Louis. The account has a remaining balance due in the amount of \$2,698.73. The account has had three (3) extensions and is not eligible for an extension without full County Board approval. Ms. McCain advised this property is a single family home and is just about ready to be rented.

Alexis S. Turner by Shirley McCain requested an extension on account #0413362. The property is located at 816 Pershing Street in East St. Louis. The account has a remaining balance due in the amount of \$1,470.98. The account has had two (2) extensions and is not eligible for an extension without full County Board approval.

Discussion ensued regarding all four (4) extensions. Ms. McCain was advised to reschedule in ninety (90) days and to bring in \$4,500.00 to be paid on all four (4) accounts. No action.

- j. **Cindy Beckman:** Ms. Beckman requested a reinstatement with time payments on account #200901286. The property is located at 7101 Laguna Drive in East St. Louis and is in the auction sale. The account is delinquent for taxes in the approximate amount of \$4,000.00 with the addition of 2012, 2013 and 2014 taxes in the approximate amount of \$4,500.00. The account has had one (1) extension. Ms. Beckman did not have the \$795.00 down payment at this time. Discussion ensued. Ms. Beckman advised she would bring \$795.00 to the office on March 27, 2015 and Mr. Strohmeyer would present it at the next meeting. No action.
- k. **Georgia Phillips:** Ms. Phillips requested an extension on account #0414193. The property is located at 8101 Marybelle Avenue in East St. Louis. The account has a remaining balance in the amount of \$9,692.99. Ms. Phillips that the people have never moved out from the time that she purchased the property in April 2014. The account has had one extension. Discussion ensued as to how to remove the family living in the house. It was determined to reschedule Ms. Phillips to the next meeting and to research the issue of removing the individuals living in the residence. No action.
- l. **Bianca Jenkins by Byron Powe:** Ms. Jenkins requested a reinstatement with time payments on account #1012059. The property is located at 1908 Russell Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$2,400.00 and has had two (2) extensions. Any extension would require full County Board approval. The required down payment amount is \$495.00. Ms. Jenkins did not have the required down payment and it was recommended that he come to the next meeting. No action.
- m. **Christopher R. Gooch:** Mr. Gooch requested an extension on account #0713362. The property is located at 627 N. 86th Street I East St. Louis. The account has a remaining balance in the amount of \$5,583.35. The account has had two (2) extensions and 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 \$1,413.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Darryl Cash:** Mr. Cash requested an extension on account #200802480. The property is located at 1848 Gaty Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$6,149.19 plus the 2013 and 2014 taxes. 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 \$1,230.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.
- o. **Winston Properties, Inc. by Lisa Lacy:** Winston Properties, Inc. requested an extension on account #200900978. The property is located at N. 62nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$9,556.07 and the 2013 and 2014 taxes will be added to that amount. Any extension will require full County Board approval. A motion was made by Mrs. McIntosh, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.

- p. **Eric Calhoun:** Mr. Calhoun requested a reinstatement with time payments on account #1113309. The property is located at 544 Wimmer Place in East St. Louis. The account has a remaining balance in the amount of \$3,375.00. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$1,340.0 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.
- q. **Lakeshia T. Robinson:** Ms. Robinson requested an extension on account #0114041. The property is located at 1733-1741 Piggott Avenue in East St. Louis. The account has a remaining balance in the amount of \$1,239.99. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$240.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried with Mr. Hubbard and Mr. Miller voting nay.
- r. The following people were scheduled to attend, but did not show up:
- Marius Jackson:** Request for reinstatement with time payments on account #200902216 and #200902267. Rescheduled for April 22, 2015 meeting per Mr. Mosley, Jr..
- Ericka Sampton:** Request for reinstatement with time payments on account #0713168.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented an invoice from the Belleville News Democrat in the amount of \$350.90 for the last publication on the demolition bids. A motion was made by Mr. Miller, seconded by Mr. McCall, Jr. to approve the invoice from Belleville News Democrat in the amount of \$350.90 for payment. Motion carried.

Mr. Mitchell stated that he thought his Retention Agreement was an ongoing contract and has found that it is year to year and expired in August of 2014. Mr. Mitchell advised he spoke with Chairman Kern and it was suggested that we do a three (3) year contract. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to approve the Retention Agreement of the Demolition Coordinator and forward to the County Board for approval. Motion carried.

Mr. Mitchell advised he had a bid opening on March 24, 2015 for 28 houses. The low bidder was S. Shafer Excavating, Inc. at \$154,237.00. The next closest was Hank's Excavating at \$207,500.00 and Hayes was \$211,255.00. The bid averages out to about \$5,500.00 per structure which is cheaper than any bids we have ever had. Mr. Mitchell advised he will talk to Mr. Roy Mosley, Jr. regarding demolition permits in East St. Louis. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to approve the low bid of S. Shafer Excavating, Inc. in the amount of \$154,237.00. Motion carried.

Discussion ensued regarding Mr. Mitchell's contract with St. Clair County for CDBG projects and discussions with the Auditor's Office.

Mr. Mitchell noted that he thought there would be another 15 structures after the 28 in this project. SCI is doing the asbestos for the 15 structures now and the Intergovernmental Grants Department is working on 32 of the Trustee properties which they should come up for bid on April 20, 2015.

Discussion was had regarding how well maintained the greenspace is where the old Christian Welfare Hospital stood.

Mr. Mosley, Jr. advised there are four trustee parcels that he would like added to the contract that was just approved for S. Shafer Excavating to demolish. The parcels already had bid prices which totals \$28,800.00 for the four additional structures. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to add four additional structures to the demolition project previously approved for an additional amount of \$28,800.00 for a total of \$183,037.00. Motion carried.

Mr. Strohmeyer gave an update regarding the Washington Park demolition program advising that he has checked with the Auditor's office and the Treasurer's office who are coordinating the program in their offices. Discussion ensued regarding the taxing districts all having signed off and the resolutions from each taxing district.

5. **OTHER BUSINESS:**

Mr. Strohmeyer advised that he had meetings regarding reconveyances and the amounts charged. Mr. Strohmeyer explained how the process works and how some new things are going to be implemented. Discussion ensued.

Mr. Strohmeyer advised the Committee of another situation regarding an account that was presented at last month's meeting. The property was not in the auction and no action was taken but then the account was ready for default which circumvented the not giving an extension at that time. It is a good plan to build a history of payment but not if there is no account.

Mr. Hubbard stated he has a problem with pulling properties from the auction sale unless they are paid for in full. Discussion ensued with comments from Mr. Mosley, Jr., Mr. Strohmeyer and Mr. Miller.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 9:02 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee