

TRUSTEE COMMITTEE MEETING – OCTOBER 21, 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.
Joan McIntosh
Marty Crawford
Nicholas Miller
Lorraine Haywood

Members Absent:

Others Present:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Neil Wallace, 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 September 23, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2015 shows a Beginning Balance of \$18,776.52, Total Disbursements of \$-0-, Receipts of \$180.95, Allocated Pool Interest in the amount of \$.41 with a Balance at Month End of \$18,957.88.

b. **Payment Account Activity:** The Payment Account Activity Report for September 2015 shows a Beginning Balance of \$819,042.48 and a Balance at Month End of \$731,969.78.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for September 2015 shows the Amount of Penalty as \$11,732.00; the Amount of Tax as \$28,824.95; Year to Date Totals of the Amount of Penalty as \$234,080.78 and the Year to Date Amount of Tax as \$728,077.66. The Total Collected Year to Date is \$962,158.44.

The Mobile Home Monthly Redemption Report for September 2015 shows the Amount of Penalty as \$879.56; the Amount of Tax as \$2,295.35; Year to Date Totals of the Amount of Penalty as \$14,035.63 and the Year to Date Amount of Tax as \$32,983.08. The Total Collected Year to Date is \$47,018.71.

d. **Monthly Resolution List:** During the month of October 2015 there were 77 resolutions presented to the Committee for consideration showing a Total Collected of \$172,326.92, total to County Clerk of \$3,392.33, total to Auctioneer of \$1,528.50, total to Recorder of Deeds \$3,837.00, total to Agent of \$50,434.99, total to County Treasurer of \$113,074.16 and a total to County of \$120,303.49.

e. **Update Report:**

Mamie Lindsey – Account #200906301: Paid \$500.00 at September 23, 2015 meeting with additional \$371.00 to be paid by October 9, 2015. Payment received October 20, 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 amounts owed were paid in full with additions. A motion was made and seconded to approve the Paid In Full Accounts presented. Motion carried.
- c. **Beula Orr:** Ms. Orr requested an extension on account #200701533. The property is located at 5624 Warren Avenue in Washington Park. The account is delinquent for taxes in the amount of \$4,288.76. Ms. Orr needs a down payment of \$858.00 for an extension. It was noted that the assessment on the property has changed and gone up drastically. Mr. Strohmeyer recommended that Ms. Orr go to the Assessor's office and have the amount reviewed. The property is not in the auction sale. The account is scheduled to default at the end of the month. It was recommended that Ms. Orr talk to the Assessor and come back next month. No action.
- d. **Taylor Glen, Sr.:** Mr. Glen requested reinstatement with time payments on account #201000271. The property is located at 1803 Trendley Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$4,482.62. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$400.00 to be paid by October 27, 2015 and \$476.00 to be paid by November 28, 2015, remove from the auction sale, reinstate and approve a six (6) month time payment extension with full County Board approval. Roll Call: R. Mosley, Jr. – Aye; Mrs. McIntosh – Aye; Mr. Crawford – Aye; Mr. Miller – Nay; Mrs. Haywood – Aye; Mr. Hubbard – Abstain. Motion carried.
- e. **Darryl Cash:** Mr. Cash requested an extension on account #200800268, #200904267 and #200802480. The property is located at 601 S. 14th Street & Trendley Avenue, 1700 Missouri Avenue and 1848 Gaty Avenue in East St. Louis. The accounts are delinquent for taxes in the amounts of \$5,775.28, \$19,936.64 and \$8,251.50. Mr. Cash advised that there will be funds available to him through a 401K if he terminates his employment. He is hoping to be able to keep his job and obtain an in-service withdrawal on November 24, 2015 but needed to know the amount he needs to apply for to withdraw. None of the property is in the auction sale at this time. The total due for all three properties is approximately \$34,000.00. Discussion ensued and Mr. Strohmeyer recommended that Mr. Cash try to pay one or two of the properties off with the funds he is obtaining and work on what is left. No action.
- f. **Darien Moore by Bertha Moore:** Mr. Moore requested reinstatement with time payments on account #0413035. The property is located at 3219 & 3221 Audubon Avenue in East St. Louis and is in the auction sale. The account has a remaining balance due in the amount of \$2,143.85. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood to reinstate, remove from the auction sale, and accept a down payment in the amount of \$1,200.00 now and an additional \$500.00 to be paid by October 27, 2015. Motion carried.
- g. **David Edwards:** Mr. Edwards requested an extension on account #201001407. The property is located at 733 N. 22nd Street in East St. Louis and is rental property and is not in the auction sale. The account is delinquent for taxes in the amount of \$11,928.83. The required down payment is \$2,384.00 and Mr. Edwards had \$2,200.00. It was recommended that Mr. Edwards continue to make payments and come back at a later time for an extension if necessary. Mr. Edwards made a \$2,200.00 payment. No action.

- h. **Mary Richards:** Ms. Richards requested a reinstatement with time payments on account #0713082. The property is located at 1813 North 38th Street in East St. Louis and is in the auction sale. The account has a remaining balance due in the amount of \$5,954.35. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$500.00 now and \$300.00 to be paid by November 5, 2015 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- i. **Sheila McMiller:** Ms. McMiller requested reinstatement with time payments on account #201002244. The property is located at 2721 Bond Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$7,600.00. Ms. Miller stated that she brought \$300.00 and is waiting on settlement money that will be used toward the delinquent taxes. Discussion ensued and it was recommended that Ms. McMiller get documentation of the settlement from her attorney, Mr. Capponi and mail it to Joseph Meyer & Associates as soon as possible and prior to the auction sale. Upon receipt of the information from the attorney a determination can be made regarding the house and the auction. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, authorizing Mr. Strohmeyer to remove the property from the auction sale if he deems appropriate upon receipt of information regarding the settlement from Ms. McMiller's attorney. Motion carried.
- j. **Alecia Young:** Mrs. Young requested an extension on account #201003909. The property is located at 2749 Calvin Boulevard in Cahokia. The account is delinquent for taxes in the amount of \$7,303.17. The required down payment for an extension is \$1,529.00. Discussion ensued with Mr. Young advising he has a settlement coming in that will pay toward the taxes and would like to continue to pay \$400.00 per month until the settlement is received. It was recommended that Ms. Young save the money until she has enough to request the extension with the required down payment amount. No action.
- k. **Darrell Washington:** Mr. Washington requested reinstatement with time payments on account #201001477. The property is located at 580 North 23rd Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$9,711.86. A motion was made by Mr. Crawford, seconded by Mrs. Haywood, to remove from the auction sale, reinstate the account, accept a down payment in the amount of \$1,943.00 and approve a six (6) month time payment extension. Motion carried.
- l. **Ed Cosby:** Mr. Cosby requested reinstatement with time payment on account #200802480. The property is located at 1748 St. Clair Avenue in East St. Louis and is in the auction sale. Any extension will require approval of the full County Board. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to remove from the auction sale, reinstate the account, accept a down payment in the amount of \$3,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- m. **Darrell M. Polk by Mr. Strohmeyer:** Mr. Polk requested to be removed from the Bad Check List on account #0715166. The property is located at 1443 North 44th Street in East St. Louis. Mr. Strohmeyer advised he received a fax from Lashianda Polk enclosing a letter from Bank of America advising that the freeze on the business account was a "bank error" causing the check from the Polk's to be returned. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to remove Darrell M Polk and Lashianda Polk from the Bad Check List. Motion carried.
- n. The following people were scheduled to attend, but did not show up:
 - Angela Cosey-Smith:** Request for extension on account #20070273.
 - Felicia Hill-Moore:** Request for reinstatement with time payments on account #200903736 and #200903737.
 - Roosevelt Houston:** Request for extension on account #201000187.
 - Diana Willyard:** Request for extension on account #201000363.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that had a bid opening October 20, 2015 for 24 houses. There were three bids: Hanks Excavating - \$197,800.00; Hayes Excavating - \$166,921.25 and Shafer Excavating - \$162,775.00. Mr. Mitchell recommended awarding the contract to the low bidder, Shafer Excavating. A motion was made by Mr. Miller, seconded by Mr. Crawford, to award the contract to the low bidder, Shafer Excavating in the amount of \$162,775.00. Motion carried.

Mr. Mitchell presented for approval for payment a statement from Belleville News-Democrat in the amount of \$669.90 for publishing the two demolition bids; a statement from SCI for the asbestos on all of them in the amount of \$11,400.00; and an invoice from MS Mitch Consulting in the amount of \$3,600.00 for 24 structures demolished. A motion was made by Mrs. McIntosh, seconded by Mrs. Haywood, to approve payment of the invoices presented. Motion carried.

Mr. Mitchell stated that the Demolition Coordinator position has been published for bids. Mr. Mitchell feels this was done due to the fact that they had never gone out for bids for this position. The contract will include East St. Louis and Washington Park. The bids are due November 18, 2015 which is the date of the next Trustee Committee meeting. Mr. Mitchell advised that he will be submitting his bid at that time.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:38 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee