

TRUSTEE COMMITTEE MEETING – SEPTEMBER 23, 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
Nicholas Miller
Roy Mosley, Jr.
Lorraine Haywood

Members Absent:

Joan McIntosh

Others Present:

Whitney Strohmeier, Tax Agent Office
Cheryl Goodrick, Tax Agent Office
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the August 26, 2015 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2015 shows a Beginning Balance of \$15,482.62, Total Disbursements of \$-0-, Receipts of \$3,293.33, Allocated Pool Interest in the amount of \$.57 with a Balance at Month End of \$18,776.52.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2015 shows a Beginning Balance of \$851,346.78 and a Balance at Month End of \$819,042.48.

- c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for August 2015 shows the Amount of Penalty as \$11,938.27; the Amount of Tax as \$30,183.46; Year to Date Totals of the Amount of Penalty as \$222,348.78 and the Year to Date Amount of Tax as \$699,252.71. The Total Collected Year to Date is \$921,601.49.

The Mobile Home Monthly Redemption Report for August 2015 shows the Amount of Penalty as \$510.43; the Amount of Tax as \$1,091.80; Year to Date Totals of the Amount of Penalty as \$13,156.07 and the Year to Date Amount of Tax as \$30,687.73. The Total Collected Year to Date is \$43,843.80.

- d. **Monthly Resolution List:** During the month of September 2015 there were 58 resolutions presented to the Committee for consideration showing a Total Collected of \$227,156.15, total to County Clerk of \$3,535.36, total to Auctioneer of \$2,610.75, total to Recorder of Deeds \$12,853.54, \$21.250, total to Agent of \$63,756.74, total to County Treasurer of \$152,249.83 and a total to County of \$160,606.44.

e. **Update Report:**

John Rachas: To bring in \$9,000.00 to open accounts. Down payment on the purchase on this property was refunded to Tee White.

Extensions: No extensions to County Board.

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. **Arthur Johnson Foundation by Arthur Johnson:** Mr. Johnson requested acquisition of property on account #0715235. Mr. Johnson made a presentation regarding some of the future endeavors of the Foundation. The organization began fourteen years ago and is currently in Washington Park at a Senior Citizen building which is not always available. Mr. Johnson advised they are looking to have their own building and cultivate permanent youth programs. They are looking to purchase the building at 1721 State Street. Discussion ensued with Mr. Hubbard noting that we cannot sell property directly to an individual but could sell it to the City of East St. Louis. Chairman Mosley further noted that the property would be sold with the restriction that if it was used for anything other than a certain purpose it would revert back to the County. The building is in bad condition and was scheduled for the July auction and it was pulled for the City of East St. Louis. Mr. Mosley, Jr. stated that the building is currently scheduled for demolition and wanted to know what was going to be done to rehab the building. Mrs. Johnson advised they have a contractor on board who is ready to come in and do the drawings and other funding that is waiting to help get the building habitable. Most funders do not want to give you the money until they see something tangible. Once they are able to obtain the building for the gym, then they can move forward. They have a contractor ready to go and have electricians ready to go and they have looked at the building. They have support letters from several companies committing to funding for the building. Mr. Hubbard stated that if we can get a letter from the City of East St. Louis stating that this is what they want to do, we can go ahead and sell it to them. Mr. Strohmeyer advised that they have guidelines for pricing for municipalities and he will work that up as soon as he gets the letter from the City of East St. Louis stating it is in agreement with the use of the property. No action.
- c. **Fams Construction by Donna Myers Corley:** Fams Construction requested an extension on account #200905118. The property is located at 3312 Market Avenue in East St. Louis and is rental property. The account is delinquent for taxes in the amount of \$3,267.29. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to accept a down payment in the amount of \$650.00 and approve a six (6) month time payment extension with County Board approval. Motion carried.
- d. **Donna Myers Corley.:** Ms. Corley requested an extension on account #200805436. The property is located at 1115 S. 54th Street & Cotton Belt Street in Centreville and is occupied rental property. 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 \$950.00 and approve a six (6) month time payment extension. Motion carried. Mr. Hubbard noted that the reason for the extensions being granted is because of a good payment history and the indication that she will be able to pay them off in six months.
- e. **Rodney Hair:** Mr. Hair requested reinstatement with time payments on account #201002164. The property is located at 328 N. 58th Street in Centreville and is in the auction sale. The account is delinquent for taxes in the amount of approximately \$4,500.00. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to remove from the auction sale, accept a down payment in the amount of \$765.00 and approve a six (6) month time payment extension. Motion carried.

- f. **Elmer Doss:** Mr. Doss requested reinstatement with time payments on account #200804003. The property is located at 100 North 82nd Street in Centreville and is in the auction sale. The account is delinquent for taxes in the amount of \$7,094.40. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr. to reinstate, remove from the auction sale, accept a down payment in the amount of \$1,400.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Carolyn Matthews:** Mrs. Matthews requested an extension on account #200802721. The property is located at 764 North 37th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,949.02. The required down payment of \$988.00 and Mrs. Matthews had \$788.00. The property is not scheduled for the auction sale until possibly January. Mr. Strohmeyer suggest waiting until next month and bringing the full down payment amount or just wait until Mrs. Matthews has the money and come back to the Committee at that time. No action.
- h. **Tee J. White:** Mr. White inquired as to why his purchase was rescinded. The property is located at 2545 North 42nd Street in Fairmont City. The property was sold at the auction in July and the owner came to the meeting in August and asked to retain their home. The decision of the Trustee Committee was to not take the home from its owner. Mr. White inquired why the property was put in the auction sale. Mr. Strohmeyer explained the process advising that most properties they deal with are abandoned. This particular property was not abandoned and was being taken care of by the owner. Mr. Mosley, Jr. advised that the Committee is not in the business of taking property that they prefer it to stay with the current owner. Based on all the circumstances presented the Trustee Committee it was decided to allow the owner, who is a veteran, to stay in his residence and rescind the sale. Discussion ensued with questions and comments from Mr. White, Mr. Strohmeyer and Trustee Committee members. No action.
- i. **Mamie Lindsey:** Ms. Lindsey requested an extension on account #200906301. The property is located at 700 North 61st Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,369.58. 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 \$500.00 now and \$371.00 to be paid by October 9, 2015 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Angela Cosey-Smith:** Ms. Cosey-Smith requested an extension on account #200702735. The property is located at 620 North 51st Street in East St. Louis. The account is delinquent for taxes in the amount of \$5,509.19. Any extension would require full County Board approval. Discussion ensued with comments from Mr. Mosley, Jr. and Mr. Strohmeyer noting a good payment history. Ms. Cosey-Smith did not have the required down payment. It was recommended that she return next month. No action.
- k. **Yolanda Harris:** Ms. Harris requested reinstatement with time payments on account #201003907. The property is located at 2740 Camp Jackson Road in Cahokia and is in the auction sale. The account is delinquent for taxes. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to remove from the auction sale, reinstate the account, accept a down payment in the amount of \$2, 221.00 and approve a six (6) month time payment extension. Motion carried.
- l. **Shirley McCain:** Ms. McCain requested reinstatement with time payment on account #0103015. The property is located at 603, 607 and 611 Missouri Avenue in East St. Louis and is in the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to remove from the auction sale, reinstate the account and accept payment in full in the amount of \$2,221.00. Motion carried.
- m. **GBE Construction LLC:** GBE Construction LLC requested reinstatement with time payments on account #200905118. The property is located at 601 Martin Luther King Drive in East St. Louis and is in the auction sale. The account is delinquent for taxes. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Hayward, to remove from the auction sale, reinstate the account, accept a down payment in the amount of \$1,315.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. The following people were scheduled to attend, but did not show up:

Keveon M. Johnson: Request for refund on account #0715280.
Harold Smith: Request for extension on account #201000193.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell was not able to attend the meeting and Mr. Strohmeyer reported on his behalf as follows:

Mr. Strohmeyer presented for approval for payment a statement from Belleville News-Democrat in the amount of \$362.80. A motion was made and seconded to approve payment of the invoice in the amount of \$362.80 to the Belleville News-Democrat. Motion carried.

Mr. Strohmeyer presented the following bids for Demolition Project 11: Hanks Excavating - \$199,000.00; Shafer Excavating - \$135,325.00 and \$Hayes Excavating - \$122,560.00. A motion was made and seconded to award the bid to the lowest bidder, Hayes Excavating, for the amount of \$122,560.00. Motion carried.

5. **OTHER BUSINESS:**

Seating arrangements were discussed by the Committee members.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:15 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee