TRUSTEE COMMITTEE MEETING – AUGUST 24, 2016

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

Members Absent:
Marty Crawford
Lorraine Haywood
Joan McIntosh

Others Present:
Whitney Strohmeyer, 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 July 20, 2016 Trustee Committee Meeting. Motion carried.

2. **TAX AGENT'S REPORTS AND RESOLUTIONS**:

   a. **Revolving Account Activity**: The Revolving Account Activity Report for July 2016 shows a Beginning Balance of $22,246.71, Total Disbursements of $19,859.51, Receipts of $1,501, Allocated Pool Interest in the amount of $2.95 with a Balance at Month End of $3,891.84.

   b. **Payment Account Activity**: The Payment Account Activity Report for July 2016 shows a Beginning Balance of $754,541.21 and a Balance at Month End of $1,190,309.41.

   c. **Monthly Redemption Reports**:
   The Real Estate Monthly Redemption Report for July 2016 shows the Amount of Penalty as $8,380.69; the Amount of Tax as $19,525.61; Year to Date Totals of the Amount of Penalty as $341,620.47 and the Year to Date Amount of Tax as $896,463.51. The Total Collected Year to Date is $1,238,083.98.

   The Mobile Home Monthly Redemption Report for July 2016 shows the Amount of Penalty as $112.55; the Amount of Tax as $312.65; Year to Date Totals of the Amount of Penalty as $7,876.63 and the Year to Date Amount of Tax as $19,322.58. The Total Collected Year to Date is $27,199.21.

   d. **Monthly Resolution List**: During the month of August 2016 there were 167 resolutions presented to the Committee for consideration showing a Total Collected of $381,819.53, total to County Clerk of $11,529.70, total to Auctioneer of $4,770.38, total to Recorder of Deeds $15,167.50, total to Agent of $129,725.28, total to County Treasurer of $220,380.50 and a total to County of $247,077.70.

   e. **July 2016 Auction Sale:** At the July 2016 Auction Sale properties were sold totaling $1,315,235.00 with the Recorder's Office being paid $13,692.00 and the Auctioneer being paid $19,728.53 for a total contract price of $1,348,655.53.

f. **Returned Check Report (July 2016 Auction Sale)**:

Jordan E. Menyoun: Check totaling $831.00 returned. Check replaced.
Jordan E.Menyoun: Check totaling $750.00 returned. Check not replaced.
Jordan E. Menyoun: Check totaling $1,867.00 returned. Check not replaced.
Terry L. Foxworth, Jr.: Check totaling $842.00 returned. Check not replaced.
Terry L. Foxworth, Jr.: Check totaling $750.00 returned. Check replaced.
Star Harris: Check totaling $1,652.00 returned. Check not replaced.
Brandon Holmes: Check totaling $750.00 returned. Check not replaced.
Brandon Holmes: Check totaling $805.00 returned. Check replaced.
Raymond S. Conrad: Check totaling $1,222.00 returned. Check not replaced.
Thadius F. Page: Check totaling $1,437.00 returned. Check not replaced.
Thadius F. Page: Check totaling $827.00 returned. Check not replaced.
Thadius F. Page: Check totaling $2,405.00 returned. Check not replaced.
Jameson L. Merritt: Check totaling $3,480.00 returned. Check not replaced.
Monique L. Johnston: Check totaling $952.75 returned. Check not replaced.
John E. Bland, Jr.: Check totaling $2,825.00 returned. Check not replaced.
Yekita Diggs: Check totaling $812.00 returned. Check not replaced.
Yekita Diggs: Check totaling $842.00 returned. Check not replaced.
Yekita Diggs: Check totaling $812.00 returned. Check not replaced.
Yekita Diggs: Check totaling $842.00 returned. Check not replaced.
Yekita Diggs: Check totaling $750.00 returned. Check not replaced.

g **Update Report:**

Celeste Wickliffe - Account #200803963: To pay in full before next meeting. Payment in full received July 27, 2016
Lacey Garrett - Account #200900978: To pay $399.00 by July 27, 2016. Payment received on July 22, 2016.
Diana Willyard - Account #201000363: To pay $859.00 by July 27, 2016. Payment received on July 26, 2016.
Sylvester Woodhouse - Account #201201545: To pay $560.00 early August. Payment of $520.00 received August 5, 2016. $40.00 to be paid by August 24, 2016 not received.

Extensions: All requests for extension were approved by the full 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. **Paid In Full Payment Accounts**: Mr. Strohmeyer presented a list of accounts which have been paid in full. A motion was made and seconded to approve the Paid in Full Accounts presented. Motion carried.

c. **Anita Taylor**: Ms. Taylor requested an extension on account #201104917. The property is located at 623 N. 86th Street in East St. Louis. The account is delinquent for taxes in the amount of $11,181.44. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to accept a down payment in the amount of $1,800.00 now and $437.00 to be paid by September 3, 2016 and approve a six (6) month time payment extension. Motion carried.

d. **Reginald Davis:** Mr. Davis requested an extension on account #0713114 and #07133115 The property is located at 8713 and 8717 Delmore Terrace in Caseyville. The accounts have remaining balances in the amounts of $$4,237.49 and $6,066.60. Any extension will require full County Board approval. Discussion ensued with Mr. Davis advising he was in an accident and provided a letter from an attorney regarding his injuries and medical condition. Mr. Davis stated he would be coming into settlement funds to be able to pay off the accounts hopefully within the next three months. Mr. Davis further advised that now that he is back to work he will be able to make payments. Mr. Strohmeyer advised neither of the properties were in the auction sale. It was recommended that Mr. Davis wait the three months and return with the funds he was able to save. Mr. Davis made a payment on each account in the amounts of $600.00 and $500.00 No action.

e. **Louis McNeese:** Mr. McNeese requested an extension on account #201101885. The property is located at 327 Pfeiffer Road in Centreville. The property is delinquent for taxes in the amount of $3,726.02. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to accept a down payment in the amount of $740.00 and approve a six (6) month time payment extension. Motion carried.

f. **Joe Williams:** Mr. Williams requested an extension on account #201101945. The property is located at 3910 Walnut in Alorton. The account is delinquent for taxes in the amount of $2,053.25. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to accept a down payment in the amount of $411.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

g. **Larry Baxton, Jr. :** Mr. Baxton requested a refund on account #0716456. The property is located at 908 Frontenac Street in Cahokia. The account has a remaining balance in the amount of $4,799.25. Mr. Baxton purchased the property at the July 2016 auction sale and is requesting a refund. Mr. Baxton stated he couldn't tell from the outside that the property had been involved in a fire. The Village of Cahokia has now condemned the property. Mr. Strohmeyer advised that the property is sold "as is" and that the Trustee does not have access to the property either. Mr. Strohmeyer stated to his knowledge the Committee has never made accommodations on an "as is" structure. Discussion ensued with comments from Trustee Committee members and Mr. Strohmeyer. It was recommended that Mr. Baxton approach the Village of Cahokia regarding working on the property to bring it into compliance. No action.

h. **Cleopatra Payer-Bullard:** Ms. Payer-Bullard requested an extension on account #201104323. The property is located at 1602 St. Louis Avenue in East St. Louis. The account is delinquent for taxes in the amount of $1,431.60. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller to accept a down payment in the amount of $283.00 to be paid by September 6 2016 and approve a six month time payment extension. Motion carried.

i. **Tyrese Shakur:** Mr. Shakur requested a refund on account #0716500 The property is located at 103 St. Justin Drive & 118 Street St. Marcella Drive in Cahokia. Mr. Shakur advised when he went to see the property after he purchased the property, it was burned completely down Discussion ensued with questions and comments from the Committee and Mr. Shakur. It was determined that the structure burned between the time the picture was taken for the catalogue and the actual auction sale. Mr. Shakur provided a fire report. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to grant the request for a refund in the amount of $850.00. Motion carried.

j. **Christopher Jenkins:** Mr. Jenkins appeared before the Committee regarding a tree which fell on his property at 461 N. 26th Street in East St. Louis. The property on which the tree is located is Trustee property and is located at 465 N. 16th Street. Discussion ensued with questions and comments by Mr. Jenkins and Committee members and Mr. Strohmeyer. Mr. Strohmeyer advised that the structure had been demolished a few years ago but the trees were not taken out. Mr. Jenkins advised that the trees that have fallen have taken siding and weather head off his house. It was determined that Mr. Mosley, Jr would go by and look at the property. No action.

k. **Philip Foster:** Mr. Foster 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 $5,471.26. Any extension will require full County Board approval. Mr. Foster has moved out of the address so he can work on renovating the property. Discussion ensued with comments from Mr. Foster, Mr. Strohmeyer and Committee members. The property is not in the auction and will not be in the October auction. It was recommended that Mr. Foster come back with some funds and have the structure ready to be rented. Mr. Strohmeyer explained the default process to Mr. Foster including the time constraints involved. No action.

l. **St. Clair County Greenspace Foundation by Mr. Strohmeyer:** St. Clair County Greenspace Foundation requested approval to purchase property located at 36 Glenview Drive in Belleville. The property is parcel #02-35.0-419-001 and will be used as green space. The request is to purchase the property at the minimum amount outside the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller to approve the purchase of 36 Glenview Drive by the St. Clair County Greenspace Foundation . Motion carried.

4. **DEMOLITION PROGRAM**:

Mr. Mitchell reported that he published the notice to bid on the 21 houses discussed last month. The bid opening will be on September 20, 2016 at 3:30 p.m. and Mr. Mitchell advised he will bring them to the Trustee Committee on September 21, 2016. Mr. Mitchell stated that there are many requests from construction companies all over asking for notices of the projects going out for bids.

Mr. Mitchell further reported that he has received a lot of calls on the property at 214 Collinsville Avenue about how bad the condition is of the property. Mr. Mitchell asked SCI to do an asbestos report. SCI did a limited report because they couldn't get inside the building. SCI found the plaster in the building contains asbestos. Mr. Mitchell stated he called the EPA to find out how to proceed since they can't get the asbestos out. EPA advised you have to hire a structural engineer or an architect to go in and say that you can't get in there to do that because the building is dangerous. There is a letter from a structural engineer and they charged $600.00. Mr. Mitchell stated he would just pay the invoice and bill for it on his statement. Mr. Mitchell stated that now that there is asbestos in there it all has to be hauled away as special waste and all the trucks have to be lined with plastic and it has to go into a special area in the landfill and the cost is ridiculous. Mr. Mitchell advised that the lady who owns the building next door will be at the meeting tonight and probably wants to talk about what happens to her. Mr. Mitchell stated we are going to have to ask her to disconnect her power because the line runs right across the back of the building. She runs a lounge restaurant. Mr. Mitchell advised he told the lady no one could be in her building while they were tearing the building down for safety reasons. Mr. Mitchell is hoping it will only take two days for demolition. Mr. Mitchell said he told the contractors to leave the wall closest to her alone which is a foundation wall.

Mr. Mitchell advised he received the following bids: Hayden in the amount of $108,975.00; Hayes stated that with handling the asbestos they felt their bid would be astronomical so preferred not to bid. Shafer also sent a bid saying if he could hall just the debris as special waste it would be $122,000.00 but if everything has to go as special waste it would be $165,000.00. Discussion ensued with questions and comments regarding costs and funding. Further discussion ensued regarding asking other stakeholders in this building to waive liability. Mr. Strohmeyer stated he would have the attorneys in his office research the issue.

Denise Drummond who owns the adjoining business joined the meeting. Mr. Strohmeyer said that since Ms. Drummond was present they wanted to hear her concerns regarding the demolition. Mr. Strohmeyer further noted that the process is in the very early stages at this time. Discussion ensued with questions from Ms. Drummond regarding down time and loss of business with responses from Mr. Mitchell, Mr. Strohmeyer and Committee members. Mr. Mitchell further explained some of the unknown issues that could arise during demolition of a hazardous structure such as this one. Ms. Drummond inquired as to the time frame for this to be done. Mr. Mitchell and Mr. Strohmeyer responded advising that they want to complete the demolition as soon as possible and will move forward as soon as soon as everything is in place with the various agencies involved.

Mr. Mitchell stated he would inquire as to is doing the demolition on a Sunday would affect the price. Mr. Strohmeyer stated his office would look into the legal issues. Mr. Mitchell advised Ms. Drummond that she would have to be the one to call and disconnect the power. Ms. Drummond further commented that she is closed on Sunday except for the last Sunday of every month. Mr. Mosley, Jr. assured Ms. Drummond that she would be kept in the loop as the project progressed. Mr. Mitchell noted that typically the EPA requires a ten day notice prior to demolition but on this project they will waive that required if we fill out a certain form.

Mr. Strohmeyer advised Mr. Mitchell that they had a request in Washington Park regarding 1417 North 47th Street. This is property that the Trustee has had for some time and has not yet sold. It appears to have been burned and needs to be put in the next list for demolition. Mr. Mitchell advised he would take a look at it and advise regarding the demolition.

Mr. Mitchell stated he had nothing further to report to the Committee.

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