

TRUSTEE COMMITTEE MEETING – DECEMBER 14, 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
Roy Mosley, Jr.
Craig Hubbard
Nicholas Miller
Joan McIntosh

Members Absent:

Lorraine Haywood
Marty Crawford

Others Present:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Mike Mitchell, Demolition Coordinator
John West, County Board Member
June Chartrand, County Board Member
Fred Boch, County Board Member
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the November 16, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for November 2016 shows a Beginning Balance of \$20,005.65, Total Disbursements of \$- 0 -, Receipts of \$6,413.21, Adjustment of (\$200.98), Allocated Pool Interest in the amount of \$6.67 with a Balance at Month End of \$26,224.55.
- b. **Payment Account Activity:** The Payment Account Activity Report for November 2016 shows a Beginning Balance of \$1,210,029.67 and a Balance at Month End of \$1,098,285.20.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for November 2016 shows the Amount of Penalty as \$32,382.89; the Amount of Tax as \$97,063.19; Year to Date Totals of the Amount of Penalty as \$420,564.70 and the Year to Date Amount of Tax as \$1,124,522.35. The Total Collected Year to Date is \$1,545,087.05.

The Mobile Home Monthly Redemption Report for November 2016 shows the Amount of Penalty as \$609.36; the Amount of Tax as \$1,608.84; Year to Date Totals of the Amount of Penalty as \$10,592.96 and the Year to Date Amount of Tax as \$27,355.01. The Total Collected Year to Date is \$37,947.97.
- d. **Monthly Resolution List:** During the month of December 2016 there were 51 resolutions presented to the Committee for consideration showing a Total Collected of \$201,660.17, total to County Clerk of \$3,320.87, total to Auctioneer of \$2,069.25, total to Recorder of Deeds \$3,606.25, total to Agent of \$58,441.76, total to County Treasurer of \$134,218.04 and a total to County of \$141,145.16.

e. **Update Report:**

Extensions: 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 down payments have been paid and a six (6) month time payment extension granted. Motion carried.
- b. **Waun Martin:** Mr. Martin requested an extension on account #201103128. The property is located at 172 Amelia Drive in Cahokia. The account is delinquent for taxes in the amount of \$3,287.74. Mr. Martin did not have the required down payment for an extension request. The property is not in the auction sale. It was recommended that Mr. Martin come back to the next meeting with the down payment. No action.
- c. **Steveland Kidd:** Mr. Kidd requested reinstatement with time payments on account #0715053. The property is located at 1728-1738 Trendley Avenue in East St. Louis. The account has a remaining balance in the amount of \$1,373.97. The property is in the auction sale. A motion was made by Mr. Miller, seconded by Mrs. McIntosh to accept a down payment in the amount of \$253.00, reinstate and approve a six (6) month time payment extension. Motion carried.

Mr. Kidd requested a reinstatement with time payments on account #0715184. The property is located at 1104, 1110 N. 42nd Street in Washington Park. The property is in the January 2017 auction sale. The account has a remaining balance in the amount of \$6,260.46. Mr. Kidd did not have the required down payment and asked to be scheduled for the January 18, 2017 meeting. No action.

- d. **Dammon Smith:** Mr. Smith requested a reinstatement with time payments on account #1015052. The property is located at 1401 N. 15th Street in East St. Louis and is in the January 2017 auction. The account has a remaining balance in the amount of \$2,054.96. Any extension will require full County Board approval. Mr. Smith stated he had the required down payment. No Trustee Committee member volunteered to take it to the full County Board. Discussion ensued and it was recommended that he should try and pay the account off in full prior to the January 2017 auction. No action.
- e. **East St. Louis Township by Whitney Strohmeyer:** East St. Louis Township made a request to purchase 901 M.L. King and 68th State Street (Parcel #01-130-215-030 and #02-22-0-416-100. Mr. Strohmeyer advised that one parcel has a contract on it and one does not. Discussion ensued. No action.
- f. The following people were scheduled to attend, but did not show up:
- 1) **Mamie L. Cosey-Smith:** Request for extension on account #200702735.
 - 2) **Rhonda Nichols:** Request for extension on account #1014210.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell advised that 214 Collinsville Avenue is down and went well.

Group, #16-01 in East St. Louis consisting of 21 structures, have all been demolished and Mr. Mitchell provided before and after photographs for the Committee to review.

Mr. Mitchell advised there was another bid opening for East St. Louis for the second group. Four bids were received as follows: Hanks for \$199,200; Wayne for \$179,930; Hayes for \$183,218 and Shafer for \$163,000. Shafer was the low bidder. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller, to approve accepting the bid of Shafer in the amount of \$163,00. Motion carried.

Mr. Mitchell submitted an invoice from S. Shafer Excavating for Group 16-01-ESL in the amount of \$123,600.00 and an invoice from MS Mitch Consulting for the same group in the amount of \$17,850.00.

Mr. Mitchell submitted an invoice from S. Shafer Excavating for demolition of 214 Collinsville Avenue in the amount of \$122,000.00 and an invoice from S Mitch Consulting for the same project in the amount of \$1,800.00. Mr. Mitchell noted that they had to do two asbestos inspections because of EPA requirements which increased the price.

A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to approve the four invoices submitted by Mr. Mitchell for payment. Motion carried.

Mr. Mitchell stated that S. Shafer has advised that each time they go and get a bond it costs them \$4,000.00 to do a bond and Shafer is making the following request: "If awarded the project they would like to provide either a cashier's check for 5% of the total project or a letter from a bank stating that they have the funds available. This would be instead of the performance bond and this would actually make the bid proposal \$4,000.00 cheaper if they do not have to get a bond." Mr. Mitchell stated he didn't think it could be done for 5% and that a letter of credit would be needed. Discussion ensued and it was determined that a bond is required and this cannot be changed.

Mr. Mosley, Jr. discussed other structures in downtown East St. Louis that are Trustee properties which will have to be demolished and noting others that have been demolished and what an asset these demolition projects are to East St. Louis.

Mr. Mitchell noted dead trees at 428 North 26th Street. Mr. Mitchell said he would get bids and bring it next month. Discussion ensued and it was determined that once Mr. Mitchell received the bids he be authorized to go forward with the lowest bid to expedite the matter. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to authorize Mr. Mitchell to obtain three bids for tree removal at 428 N. 26th Street and send them to Mr. Strohmeyer and he will poll the Committee in order to move forward immediately. Motion carried.

Mr. Mitchell stated that in the third East St. Louis group, 409 Elm, the lot next door had a big tree on it and Mr. Mitchell advised he was going to have them bid the tree as part of 409. Discussion ensued and Mr. Mitchell stated he would ask the bidders to bid on taking that tree out also. Mr. Mitchell stated it has become the policy for demolition that if a tree is dead it will be taken out at time of demolition or if a tree is small, but if the tree is alive it will not be taken out with the demolition.

Mr. Mitchell noted that we are taking one structure out of the demolition because it is attached to a structure which is not yet Trustee property.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 7:50 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee