

TRUSTEE COMMITTEE MEETING – JANUARY 20, 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.
Marty Crawford
Lorraine Haywood
Joan McIntosh

Members Absent:

Nicholas Miller

Others Present:

Whitney Strohmeier, Tax Agent Office
Cheryl Goodrick, 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 December 16, 2015 Trustee Committee Meeting with the noted correction to 2e. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for December 2015 shows a Beginning Balance of \$16,978.34, Total Disbursements of \$35,109.34, Receipts of \$26,414.42, Allocated Pool Interest in the amount of \$3.12 with a Balance at Month End of \$8,286.54.

b. **Payment Account Activity:** The Payment Account Activity Report for December 2015 shows a Beginning Balance of \$718,560.51 and a Balance at Month End of \$724,146.51.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for December 2015 shows the Amount of Penalty as \$17,682.08; the Amount of Tax as \$60,231.23; Year to Date Totals of the Amount of Penalty as \$317,739.34 and the Year to Date Amount of Tax as \$1,004,773.38. The Total Collected Year to Date is \$1,322,512.72.

The Mobile Home Monthly Redemption Report for December 2015 shows the Amount of Penalty as \$1,151.17; the Amount of Tax as \$3,306.03; Year to Date Totals of the Amount of Penalty as \$18,352.85 and the Year to Date Amount of Tax as \$46,722.48. The Total Collected Year to Date is \$65,075.33.

d. **Monthly Resolution List:** During the month of January 2016 there were 79 resolutions presented to the Committee for consideration showing a Total Collected of \$169,891.01, total to County Clerk of \$3,735.05, total to Auctioneer of \$1,163.25, total to Recorder of Deeds \$3,191.75, total to Agent of \$53,730.55, total to County Treasurer of \$107,951.57 and a total to County of \$114,978.37.

e. **Update Report:**

Willie Kidd – Account #200906157 Additional payment of \$310.00 to be paid by January 20, 2016. Payment not received but Mr. Kidd is scheduled to appear at the meeting.

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 amount was paid in full. A motion was made and seconded to approve the Paid In Full Accounts.
- b. **Christina Fischer:** Ms. Fischer requested an extension on account #201003665. The property is located at 6307 Old Missouri Avenue in Centreville. The account is delinquent for taxes in the amount of \$4,576.40 and any extension would require full County Board approval. A motion was made by Mr. Crawford, seconded by Mrs. Haywood, to accept a down payment in the amount of \$913.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Ms. Fischer requested an extension on account #201003664. The property is located at 6305 Old Missouri Avenue in Centreville. The account is delinquent for taxes in the amount of \$2,248.84 and any extension would require full County Board approval. A motion was made by Mr. Crawford, seconded by Mrs. Haywood, to accept a down payment in the amount of \$448.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- d. **Reginald A. Davis:** Mr. Davis requested a reinstatement with time payments on account #0713114. The property is located at 8713, 8717 Delmore Terrace in Caseyville and is in the auction sale. The account has a remaining balance in the amount of \$6,149.99. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to remove from the auction, reinstate the account, accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension with no further extensions. Motion carried.

Mr. Davis requested a reinstatement with time payments on account #0713115. The property is located at 8717 Delmore Terrace in Caseyville and is in the auction sale. The account has a remaining balance in the amount of \$7,979.10. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to remove from the auction, reinstate the account, accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension with no further extensions. Motion carried.

- e. **Sherri Pruitt:** Ms. Pruitt requested reinstatement with time payments on account #201000521, #201000518, #201000519, #201000520, #201000514, #201000517 and #201000515. The property is located at 5514 Thomas in Fairmont City and is in the auction sale. The accounts are delinquent for the 2010 through 2014 taxes. The required down payment for reinstatement of all the accounts is \$1,031.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to remove from the auction sale, reinstate the account, accept a down payment in the amount of \$1,031.00 and approve a six (6) month time payment extension. Motion carried.
- f. **Gregory Warren:** Mr. Warren requested a reinstatement with time payments on account #200901967. The property is located at 7102 Ames Drive in Centreville and is in the auction. The account is delinquent for taxes in the amount of \$1,638.85 and any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to remove from the auction, reinstate the account, accept a down payment in the amount of \$309.00 and approve a six (6) month time payment extension. Motion carried.
- g. **Orlando Rucker:** Mr. Rucker requested reinstatement with time payments on #200802914. The property is located at 439 Beachland Place in Centreville and is in the auction sale. The account is delinquent for taxes in the amount of \$758.33. Mr. Rucker advised there was a mortgage on the home and is trying to refinance the mortgage. Mr. Strohmeyer inquired how he could have a mortgage when he does not own the property. Discussion ensued regarding the purchase and mortgage with the loan company. Mr. Rucker advised he lives in the home. Mr. Strohmeyer advised Mr. Rucker that if he pays off the taxes the house will go back to the mortgage company, not him. That Mr. Rucker is paying the taxes for the mortgage company. Mr. Strohmeyer stated he had never seen this situation before and advised Mr. Rucker that if possible he should try to buy the house at the auction and it would be his. Mr. Rucker advised that

when he paid the mortgage company he thought the taxes were being taken care of in that payment. Mr. Rucker stated he bought the property from a private owner years ago. Mr. Strohmeier recommended that the account be removed from the auction to further research the matter. A motion was made by Mr. Hubbard, seconded by Mr. Mosley, Jr., to remove the property from the auction to further research the issue and Mr. Rucker should bring his paperwork to the next meeting. Motion carried.

- h. **Alecia Young:** Ms. Young requested reinstatement with time payments on account #201003909. The property is located at 2749 Calvin Blvd. in Cahokia 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, accept a down payment in the amount of \$1,457.00 to be paid by January 21, 2016 and approve a six (6) month time payment extension. Motion carried.
 - i. **Mt. Sinai Development Corporation by Dennis Jackson:** Mt. Sinai Development Corporation requested penalties be removed from parcel 01-13.0-406-003 and 31 additional parcels. Mr. Jackson stated that somehow these parcels were missed in that they are dealing with 400 parcels. Mr. Jackson advised they are willing to pay the back taxes but were requesting that the penalties be removed. Mr. Strohmeier advised Mr. Jackson that the Trustee Committee has no power to remove the penalties because they are statutory penalties. Mr. Strohmeier advised that the taxes are approximately \$20,000.00 in taxes and \$9,000.00 in penalties and costs. Discussion ensued with comments from Mr. Jackson and Mr. Strohmeier and Mr. Mosley, Jr.. Mr. Jackson was advised to pay them off one at a time to the County Clerk. No action.
 - j. **Darryl Cash:** Mr. Cash requested reinstatement with time payments on account #200800268. The property is located at 601 S. 14th Street & Trendley Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$5,832.78. Any extension will require full County Board approval. 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 \$1,699.18 to be paid by January 21, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- Mr. Cash requested reinstatement with time payments on account #200904267. The property is located at 1700 Missouri Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$19,994.14. Any extension will require full County Board approval. 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 \$10,000.00 to be paid by January 21, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **K and B Home Improvement by Kenneth Brown:** K and B Home Improvement requested reinstatement with time payments on account #201000662. The property is located at 1668 N. 36th Street in East St. Louis and is in the auction sale. Any extension will require full County Board approval. The account is delinquent for taxes in the amount of \$4,335.60. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to remove from the auction, reinstate the account, accept a down payment in the amount of \$1,129.38 to be paid by January 27, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

K and B Home Improvement requested reinstatement with time payments on account #1014081. The property is located at 3050 Waverly Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$1,741.24. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to remove from the auction, reinstate the account and accept payment in full in the amount of \$1,741.24 to be paid by January 27, 2016. Motion carried.

K and B Home Improvement requested reinstatement with time payments on account #0415063. The property is located at 4021 Linden Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$2,343.49. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate the account, remove from the auction, accept a down payment in the amount of \$1,129.38 to be paid by January 27, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

K and B Home Improvement requested reinstatement with time payments on account #0715108. The property is located at 3905 Waverly Avenue in East St. Louis. The account has a remaining balance in the amount of \$7,923.49. Mr. Strohmeier recommended that Mr. Brown do nothing on this account at this time. No action.

- l. **Bernice Shy:** Ms. Shy requested a reinstatement with time payments on account #200903863. The property is located at 1315 N. 39th Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,646.73. Any action will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to remove from the auction, reinstate the account, accept a down payment in the amount of \$311.00 to be paid by January 26, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Ms. Shy requested a reconveyance on accounts #200903860 and #200903861. The property is located at 1315 N. 39th Street in East St. Louis and are vacant lots. Both properties are in the auction sale. Ms. Shy advised she was not interested in saving the two vacant lots. No action

- m. **Lakisha Jones:** Ms. Jones requested an extension on account #1014291. The property is located at 910 DeCouagne Drive in East St. Louis. The account has a remaining balance in the amount of \$11,059.25. Ms. Jones paid a down payment in the amount of \$2,200.00 with no action on her request.
- n. **Willie Kidd:** Mr. Kidd requested an extension on account #200906157. The property is located at 906 Wisconsin Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,791.99. Mr. Kidd advised he did not have the required down payment of \$310.00. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$310.00 to be paid by January 27, 2016 and approve a six (6) month time payment extension. Motion carried.
- n. **Tiffany Lacy Clark:** Ms. Clark requested an extension on account #1014112. The property is located at 6100 Forest Blvd. in Washington Park. The account has a remaining balance in the amount of \$6,868.24. Ms. Clark advised she is selling the property and hopefully will be paying it off in full. The property is not in the auction sale. No action.
- o. **Phillip Foster/Courtney Woolery:** Ms. Woolery requested an extension on account #200904862. The property is located at 870 N. 81st Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of approximately \$5,000.00 and the required down payment to be considered would be \$1,016.00. Discussion ensued with Ms. Woolery advising that she is going through a divorce from Mr. Foster and advising of her financial status regarding payment of this account. The property is rental property. A motion was made by Mrs. Haywood, seconded by Mr. Mosley, Jr., to remove from the auction sale, accept a down payment in the amount of \$1,016.00 to be paid by February 19, 2016 and approve a six (6) month time payment extension. Further, if the amount is not paid the property will be placed in the April 27, 2016 auction sale. Motion carried.
- p. The following people were scheduled to attend, but did not show up:
- Diehl Goodin:** Request for extension on account #201002445.
Celeste Wickliffe: Request for extension on account #200803963.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that Hayes Contracting had a contract in September and put it on hold until probably the beginning of November of 2015. They started on it and then quit after Thanksgiving and just started again about a week and a half ago. Hayes has requested partial payment for the eight (8) structures that they have completed. They have done 503, 507 N. 41st Street, 615 North 76th Street, 818 N. 69th Street, 314 N. 69th Street, 310 N. 69th Street, 748 N. 55th Street and 503 N. 49th Street. Mr. Mitchell advised that the properties are complete and graded and provided photographs. Mr. Mosley, Jr. commented that Hayes had drug this project out and feels that holding the payment would give some incentive to complete the project. Mr. Mosley, Jr. stated that he hoped the Committee would not approve this request. Discussion ensued with questions and comments from Mr. Crawford, Mr. Mitchell and Mr. Strohmeier. Mr. Mitchell advised that they have about six (6) to go and grading on another five (5). No action.

Mr. Mitchell advised that the contract for Washington Park has been put on hold for review and approval by the State's Attorney. Discussion ensued regarding whether or not Mr. Mitchell's contract is still in effect for East St. Louis to put together the next project. Mr. Mitchell advised that the next big group is in July.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 9:20 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee