

TRUSTEE COMMITTEE MEETING – JULY 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. (Arrived @ 7:10 p.m.)
Marty Crawford
Nicholas Miller
Lorraine Haywood
Joan McIntosh

Members Absent:

Others Present:

Whitney Strohmeier, 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 June 22, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for June 2016 shows a Beginning Balance of \$5,920.63, Total Disbursements of \$-0-, Receipts of \$16,321.31, Allocated Pool Interest in the amount of \$4.77 with a Balance at Month End of \$22,246.71.
- b. **Payment Account Activity:** The Payment Account Activity Report for June 2016 shows a Beginning Balance of \$713,281.07 and a Balance at Month End of \$754,541.21.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for June 2016 shows the Amount of Penalty as \$21,481.55; the Amount of Tax as \$58,639.22; Year to Date Totals of the Amount of Penalty as \$333,239.78 and the Year to Date Amount of Tax as \$876,937.90. The Total Collected Year to Date is \$1,210,177.68.

The Mobile Home Monthly Redemption Report for June 2016 shows the Amount of Penalty as \$943.89; the Amount of Tax as \$2,050.45; Year to Date Totals of the Amount of Penalty as \$7,764.08 and the Year to Date Amount of Tax as \$19,009.93. The Total Collected Year to Date is \$26,774.01.
- d. **Monthly Resolution List:** During the month of July 2016 there were 31 resolutions presented to the Committee for consideration showing a Total Collected of \$62,876.57, total to County Clerk of \$1,352.72, total to Auctioneer of \$476.25, total to Recorder of Deeds \$955.75, total to Agent of \$20,485.14, total to County Treasurer of \$39,451.43 and a total to County of \$41,759.90.
- e. **Update Report:**

Sharon Mann - Account #201101770: To pay 109.00 by July 1, 2016. \$120.00 payment received on June 28, 2016.

Celeste Wickliffe - Account #200803963: To pay in full before next meeting. No payment 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. **Alecia Young:** Ms. Young requested an extension on account #201003909. The property is located at 2749 Calvin Blvd. in Cahokia. The account is delinquent for taxes in the amount of \$7,988.09. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$1,600.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **Divinity Service Corp by Courtney Hoffman:** Divinity Service Corp requested reinstatement with time payments on account #201104135. The property is located at 836 N. 35th Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$1,507.34. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to remove from the auction sale, reinstate, accept a down payment in the amount of \$300.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **Michelle Kimbrough by Mario Kimbrough:** Ms. Kimbrough requested reinstatement with time payments on account #201102018. The property is located at 3642 Converse Avenue in Alorton and is in the auction sale. The property is delinquent for taxes in the amount of \$3,492.47. A motion was made by Mrs. McIntosh, seconded by Mr. Crawford, to remove from the auction sale, reinstate, accept a down payment in the amount of \$700.00 and approve a six (6) month time payment extension. Motion carried.
- f. **Taylor Glen, Sr.:** Mr. Glen requested an extension on account #201000271. The property is located at 1803 Trendley Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$4,063.21. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to accept a down payment in the amount of \$810.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Donna Myers & Ciara Corley by Donna Myers :** Ms. Myers requested an extension on account #200805436. The property is located at 1115 S. 54th & Cotton Belt Street in Centreville. The account is delinquent for taxes in the amount of \$4,543.00. 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 \$899.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- h. **Fams Co Construction by Donna Myers:** Fams Co Construction requested an extension on account #201104135. The property is located at 3312 Market Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$3,632.96. 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 \$717.00 and approve a six month time payment extension with full County Board approval. Motion carried.
- i. **Sylvester Woodhouse:** Mr. Woodhouse requested a reconveyance on account #201201545. The property is located at 711 N. 23rd Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,695.50 and is in the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to remove from the auction sale, reconvey, accept a down payment in the amount of \$980.00 now and \$560.00 in early August and approve a six (6) month time payment extension. Motion carried.

- j. **Cedric Jones by Keith Jones:** Mr. Jones requested a reinstatement with time payments on account #1014288. The property is located at 623 N. 82nd Street in East St. Louis. The account has a remaining balance in the amount of \$9,207.98. Any extension will require full County Board approval. A letter from Cedric Jones was presented and read to the Committee. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to reinstate, accept a down payment in the amount of \$1,827.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **Rodney Hair:** Mr. Hair was returning to the meeting regarding his request for an extension on account #201000271. The property is located at 328 N. 58th Street in Centreville. Mr. Strohmeyer advised that Mr. Hair has attended the last couple of Trustee Committee minutes. He was purchasing property from Vista Securities under a Contract for Deed. He was responsible for the taxes. He opened a payment account some time ago and began making payments on the taxes while also continuing to pay Vista on the property. There was some question as to whether we wanted to continue to take money from him without knowing his position on the house because we would be taking his money for another entity and it may not be helping him. Mr. Strohmeyer stated he has checked into the issue and Mr. Hair has since paid off Vista Securities. Mr. Hair advised that he has not yet received a deed that it would take about a week or two. Mr. Strohmeyer advised the property is not in the auction and suggested since that situation with Vista is now taken care of we are now comfortable with moving forward, but we need to see the deed before we accept any more money. When Mr. Hair received his deed he will come to the next meeting and our office is comfortable we will move forward at that time. No action.
- l. **Ed Cosby:** Mr. Cosby requested an extension on account #200802217. The property is located at 1748 St. Clair Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$5,169.08. 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 \$3,000.00 and approve a six (6) month time payment extension. Motion carried.
- m. **Garrett Lacey by Lisa Lacey:** Ms. Lacey requested a reinstatement with time payments on account #200900978. The property is located on N. 62nd Street in Washington Park and is in the auction sale. The account is delinquent for taxes in the amount of \$17,239.17. Any extension will require full County Board approval. A motion was made by Mrs. McIntosh, seconded by Mr. Mosley, Jr., to remove from the auction, reinstate the account, accept a down payment in the amount of \$3,020.00 now and \$399.00 to be paid by July 27, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Michelle Harris by Whitney Strohmeyer:** Ms. Harris requested a reinstatement with time payments on account #1113363. The property is located at 3115 Belleview Avenue in East St. Louis and is in the auction. The account has a remaining balance in the amount of \$3,864.73. 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 \$788.00 and approve a six (6) month time payment extension. Motion carried.
- o. **Diana Willyard by Whitney Strohmeyer :** Ms. Willyard requested a reinstatement with time payments on account #201000363. The property is located at 250 Judith Lane in Cahokia and is in the auction sale. The account is delinquent for taxes in the amount of \$4,292.95. Ms. Willyard called and advised she just got out of the hospital and could not attend the meeting. No funds have been received. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to remove from the auction and reinstate if funds in the amount of \$859.00 were received prior to the auction sale. Motion carried.
- p. **Henrietta Washington by Whitney Strohmeyer:** Ms. Washington requested to purchase property at N. 27th Street in East St. Louis. The property is a 15 foot strip which is fenced in with her property. It was offered before with no bids. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to sell the property for the minimum, remove from the auction and send out purchase contracts to Ms. Washington. Motion carried.
- q. The following people were scheduled to attend, but did not show up:
- None.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that the Chairman Mosley requested that he look at property at 2411 Missouri Avenue to see if we could take it off the list for the auction and have it demolished. Mr. Strohmeyer stated that it is in next month's auction. Mr. Mitchell reported that it is in deplorable condition. Mr. Strohmeyer stated that it would be pulled from the auction sale and put on the demolition list.

Mr. Mitchell stated that regarding the group we talked about last time, it has seventeen (17) houses and three (3) commercial buildings. Mr. Mitchell said he sent them to SCI and they said they will finish by August 22, 2016, we will publish on the 23rd of August and then have a bid opening on September 20, 2016 and start in October. Mr. Mitchell stated that instead of twenty (20) he will have twenty-one (21) to include the 2411 Missouri Avenue structure in this group.

Mr. Mitchell and Mr. Strohmeyer noted that they had received a call from the County Board office regarding property located at 1518 North Park which needs to be demolished. Discussion ensued and it was determined to put this property in the next demolition package.

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

5. **OTHER BUSINESS:**

Mr. Strohmeyer advised that he received a call about a roof collapsing on a structure located at 214 Collinsville Avenue. The property had been sold and we received a down payment only. It is about thirty (30) days overdue and the purchaser has not been contacted as yet. The down payment was approximately \$2,000 and there have been no payments received since the purchase in April. Mr. Strohmeyer inquired if the Committee wanted to initiate a refund to the purchaser, or have it demolished. If we go through the default process it will be a minimum of 120 days before we can act unless we go ahead and initiate a refund. Then we can act on it now. Discussion ensued regarding whether or not the property was a hazard. Mr. Mosley, Jr. stated that the demolition would not be a simple demolition due to the where it is situated.

Mr. Strohmeyer advised it was purchased in April by a Dedrick Garrett who lives on N. 84th Street. The purchase price was \$12,000.00 and he paid \$2,620.00. There were two previous purchases which defaulted in 2014 and 2015. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood to refund the down payment and initiate the demolition process. Motion carried.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:05 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee