

TRUSTEE COMMITTEE MEETING – JUNE 22, 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
Nicholas Miller

Members Absent:

Lorraine Haywood
Joan McIntosh

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 May 25, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for May 2016 shows a Beginning Balance of \$1,492.21, Total Disbursements of \$-0-, Receipts of \$4,424.70, Allocated Pool Interest in the amount of \$3.72 with a Balance at Month End of \$5,920.63.
- b. **Payment Account Activity:** The Payment Account Activity Report for May 2016 shows a Beginning Balance of \$820,942.33 and a Balance at Month End of \$713,281.07.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for May 2016 shows the Amount of Penalty as \$110,889.64; the Amount of Tax as \$247,492.53; Year to Date Totals of the Amount of Penalty as \$311,758.23 and the Year to Date Amount of Tax as \$828,298.68. The Total Collected Year to Date is \$1,140,056.91.

The Mobile Home Monthly Redemption Report for May 2016 shows the Amount of Penalty as \$230.15; the Amount of Tax as \$452.15; Year to Date Totals of the Amount of Penalty as \$6,820.19 and the Year to Date Amount of Tax as \$16,959.48. The Total Collected Year to Date is \$23,779.67.
- d. **Monthly Resolution List:** During the month of June 2016 there were 27 resolutions presented to the Committee for consideration showing a Total Collected of \$55,120.90, total to County Clerk of \$1,548.36, total to Auctioneer of \$355.50, total to Recorder of Deeds \$1,320.50, total to Agent of \$17,229.42, total to County Treasurer of \$34,505.61 and a total to County of \$37,374.47.
- e. **Update Report:**

Kena King - Account #0416010 Replaced bad check May 31, 2016.

Extensions: None presented 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. **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. **Elmer Doss:** Mr. Doss requested an extension on account #200804003. The property is located at 100 N. 82nd Street in Centreville. The account is delinquent for taxes in the amount of \$6,857.25. Any extension will require full Count Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$1,350.00 and approve a six (6) month time payment extension with full County Board approval stating that it is the last extension. Motion carried.
- d. **Celeste Wickliffe:** Ms. Wickliffe requested reinstatement with time payments on account #0716430. The property is located at 742 Mousette Lane in Centreville and is in the auction sale. The account has a remaining balance in the amount of \$4,962.16. Ms. Wickliffe advised she has been approved for a loan for the full amount and it should have been completed today but did not happen. Ms. Wickliffe was instructed to have the amount paid in full by the July 20, 2016 meeting. No action.
- e. **Stephen Lancaster:** Mr. Lancaster requested a refund on account #0116240. The property is located at 909 St Matthew Drive in Cahokia. Mr. Lancaster was at the May 25, 2016 meeting. He had purchased property in the January 2016 auction sale and there was a fire next door which damaged the property he was purchasing as well. Mr. Lancaster requested either a refund or a reduction. No action was taken at the May 25, 2016 meeting. Mr. Strohmeyer advised he researched the issue to see what the policy had been in the past for such a request in order to be consistent and stay within the guidelines of the governing statutes. Mr. Strohmeyer stated he reviewed the last eleven (11) refunds that were granted. Two of the situations were for fires, both of which were the property purchased burned and occurred within a few days of the auction sale and totally destroyed the structures. Mr. Strohmeyer stated that the Committee has never granted a reduction and really does not have the authority to grant a reduction. Mr. Strohmeyer advised that the structure was purchased for \$14,255.72 and has paid \$11,050.00. This was property that was donated by Wells Fargo so there are no back taxes due on the property. There was no insurance on the property. Mr. Lancaster indicated that he would purchase another piece of property. Discussion ensued with Mr. Crawford stating that if Mr. Lancaster was intending to purchase another piece of property we should do the refund. Mr. Lancaster advised that it was his intention to purchase another property. Mr. Lancaster noted that he has purchased a lot of property through the auction sales. A motion was made by Mr. Hubbard, seconded by Mr. Crawford, to grant the request for a refund on the purchase of property at 909 St. Matthew Drive in Cahokia. Motion carried.
- f. **Rodney Hair:** Mr. Hair requested an extension on account #201002164. The property is located at 328 N. 58th Street in Centreville. The account is delinquent for taxes in the amount of \$4,927.01. Mr. Strohmeyer advised that Mr. Hair had appeared at the May 25, 2016 meeting. He was purchasing a piece of property from Vista Securities on a contract for deed and the taxes were going to Vista but Mr. Hair as purchaser was responsible for the taxes but they weren't paid. This is Mr. Hair's residence. The tax buyer, Vista Securities, let the property go for the taxes so the Trustee has deed to it now. It is not scheduled for the auction sale because it was pulled out of the auction for the matter to be researched and have the attorney in the Trustee's office review the matter. Mr. Hair supplied a copy of his contract and advised he was still paying Vista Securities and the last payment he made was last month. Mr. Strohmeyer stated that the County took deed to that property in November of 2014. Mr. Hair stated he has been paying Vista every month. His payments varied. The payment was \$310.00 per month but Mr. Hair said he sent \$500.00 or \$400.00 or \$350.00. Mr. Strohmeyer stated he thought there were two lots involved and the taxes may be only due on one of them. Mr. Hair stated he bought the lot at 330 N. 58th Street from Vista. Mr. Hair said he came to the auction and bought that lot. Mr. Hair stated in 2011 or 2012 he had the lot and the house combined so he would have one tax bill. Mr. Strohmeyer stated that more research needed to be done on this matter in order to give Mr. Hair the right advice. Mr. Hair was asked to return to the meeting on July 20, 2016. No action.

- g. **Tereyowna Martin by Ken Brown :** Ms. Martin requested reinstatement with time payments on account #201103849. The property is located at 4018 Linden Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$2,814.63. A motion was made by Mr. Mosley, Jr., seconded by Mr. Miller to remove from the auction, reinstate the account, accept a down payment in the amount of \$544.00 and approve a six (6) month time payment extension. Motion carried.
- h. **Sharon Mann:** Ms. Mann requested a reinstatement with time payments on account # 201101770. The property is located at 430 N. 80th Street in Centreville and is in the auction sale. The account is delinquent for taxes in the amount of \$2,135.14. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to remove from the auction, reinstate the account, accept a down payment in the amount of \$300.00 now and \$109.00 to be paid by July 1, 2016 and approve a six month time payment extension. Motion carried.
- i. **Mamie Lindsey:** Ms. Lindsey requested an extension on account #200906301. The property is located at 700 N. 61st Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,731.31. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, accept a down payment in the amount of \$943.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Garrett 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 \$17,226.67. Any extension will require full County Board approval. Ms. Lacey stated she was here in April and had a potential buyer and a storm came through and damaged the structure and the sale fell through. She has made the repairs and replaced the roof and again has a potential buyer and if this sale falls through she is prepared to reopen the business which was a gentleman's club. Ms. Lacey presented photographs of the damage and the repairs on the structure. Ms. Lacy did not bring the required down payment for an extension. Mrs. Lacy was advised to come to the next meeting which is prior to the auction sale. No action.
- k. **Ciara Corley & Donna Myers by Whitney Strohmeier:** An extension was requested on account #200805436. The property is located at 1115 S. 54th Street & Cotton Belt Street in Centreville. The account is delinquent for taxes in the amount of \$4,524.03. The property is an apartment building. Any extension will require full County Board approval. Discussion ensued and it was recommended the request be postponed to the July 20, 2016 meeting. No action.
- l. **Fams Co. Construction by Whitney Strohmeier :** An extension was requested on account #200905118. The property is located at 3312 Market Avenue in East St. Louis and is commercial property. Any extension will require full County Board approval. Discussion ensued and it was recommended that the request be postponed to the July 20, 2016 meeting.
- m. The following people were scheduled to attend, but did not show up:

Yolanda Harris: Request for an extension on account #201003907.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that Hayes Contracting completed the Washington Park 1 Demolition Project and presented photographs of the finished project. Mr. Mitchell stated that Hayes Contracting did a good job this time. They started on time and finished timely. Mr. Mitchell also presented Hayes Contracting's invoice for this project in the amount of \$88,725.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to approve for payment the invoice from Hayes Contracting in the amount of \$88,725.00. Motion carried. Mr. Crawford inquired if Mrs. McIntosh approved the demolition project. Mr. Mitchell stated that Mrs. McIntosh selected the structures to be demolished. Mr. Crawford also inquired as to the trees on these lots that are hanging over other structures being a problem. Mr. Mitchell advised that if they are dead they take them, if they are not dead they leave them.

Mr. Mitchell presented for approval invoice of MS Mitch Consulting for the Washington Park 1 Demolition Project in the amount of \$12,750.00 which included asbestos reports and newspaper publication costs. Motion by Mr. Mosley, Jr., seconded by Mr. Crawford, to approve for payment invoice of MS Mitch Consulting in the amount of \$12,750.00. Motion carried.

Mr. Mitchell stated he went through the book Mr. Strohmeier had given him and broke them into two projects copies of which he gave to the Committee. There are four commercial buildings located at 525 North 20th Street, 1029 Market, 801 Martin Luther King and 1235 Missouri. The one on Market is right behind Bond Avenue and there is a convenience store there and there are a lot of people hanging in the building. The Martin Luther King building has the roof caved in. The one on Missouri doesn't look bad from the front but the back is bad. Mr. Mitchell advised he called SCI and asked them to give him a bid on the asbestos because they are commercial. SCI advised 1029 Market was \$700, 1235 Missouri Avenue was \$700 and 525 N. 20th and 801 Martin Luther King would be \$800 each for a total of \$3,000. Mr. Mitchell asked if the Committee wanted to go ahead and get the asbestos and send it out for bid in September or October. Mr. Mitchell presented the residential properties that he went through that are really in bad condition. Mr. Mitchell said he was thinking the same thing with this project to go ahead and do the asbestos now and do them later. Discussion ensued regarding combining the projects and trying to get a better price from SCI. Mr. Mitchell said he could definitely ask and see if that would make a difference. Mr. Mosley stated that after the July auction there would definitely be funds for more demolition.

Mr. Mitchell also noted that his contract is for residential and how should that be addressed for commercial structures and should Dr. Moore be involved to see if there needs to be another contract.

Mr. Mitchell stated he would talk to SCI and report back to the Committee next month.

5. **OTHER BUSINESS:**

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:08 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee