

TRUSTEE COMMITTEE MEETING – MARCH 23, 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
Joan McIntosh
Nicholas Miller
Lorraine Haywood

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 February 24, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for February 2016 shows a Beginning Balance of \$9,892.65, Total Disbursements of \$1,947.08, Receipts of \$4,602.85, Allocated Pool Interest in the amount of \$1.56 with a Balance at Month End of \$12,549.98.
- b. **Payment Account Activity:** The Payment Account Activity Report for February 2016 shows a Beginning Balance of \$748,184.97 and a Balance at Month End of \$699,192.02.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for February 2016 shows the Amount of Penalty as \$79,175.82; the Amount of Tax as \$232,720.12; Year to Date Totals of the Amount of Penalty as \$114,953.90 and the Year to Date Amount of Tax as \$328,248.62. The Total Collected Year to Date is \$443,202.52.

The Mobile Home Monthly Redemption Report for February 2016 shows the Amount of Penalty as \$1,325.31; the Amount of Tax as \$4,022.60; Year to Date Totals of the Amount of Penalty as \$2,297.08 and the Year to Date Amount of Tax as \$7,634.98 The Total Collected Year to Date is \$9,932.06.
- d. **Monthly Resolution List:** During the month of March 2016 there were 45 resolutions presented to the Committee for consideration showing a Total Collected of \$191,058.27, total to County Clerk of \$1,990.45, total to Auctioneer of \$2,098.50, total to Recorder of Deeds \$2,260.00, total to Agent of \$53,478.44, total to County Treasurer of \$131,213.63 and a total to County of \$135,464.08.

e. **Update Report:**

Leon Kerby - Account #1014315: Payment of \$82.00 to be paid by February 29, 2016. Received \$82.00 on February 29, 2016.

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. **Orlando Rucker Update by Mr. Strohmeyer:** Mr. Strohmeyer stated that this is the account where there is a question as to whether the Trustee has good title to the property at 439 Beachland Place in Centreville. Mr. Rucker submitted documents for review by the Committee regarding his loan and where he should be making payments. Mr. Strohmeyer advised he had the matter researched and has found that because of the selling of the loan and the Contract for Deed was assigned we were not comfortable moving forward with the sale of the property with the foreclosure process that had occurred. Mr. Strohmeyer advised we had already recorded a tax deed and now have disclaimed that tax deed to the county and those taxes will go back on the books. The penalty is going to go away. Mr. Rucker will have an opportunity, or the bank will have an opportunity as well, to redeem the taxes moving forward and Mr. Rucker can now work with the bank to retain the property and continue his purchase. The taxes are still due and they will still need to be paid. Mr. Strohmeyer explained in detail how the entire process took place.
- c. **Whitney Strohmeyer for Brad Wilson of S E Transport:** Mr. Strohmeyer remarked regarding a piece of property that was sold at auction which has EPA issues and is part of a Super Fund site and the purchaser is wanting to back out of the sale. It was about a \$10,000.00 sale and the purchaser has paid \$3,800.00 and is requesting a refund. The property is located in Sauget. Mr. Strohmeyer stated that Mr. Wilson has been advised by his attorney that he will be held liable for some of the EPA costs if he continues through with the purchase. The property is in a Super Fund site and usually after they are cleaned up we can sell it again. Discussion ensued with questions and comments from Mr. Hubbard, Mr. Mosley, Jr. and Mr. Strohmeyer. It was recommended by the Committee that before granting the refund that Mr. Strohmeyer research the issue to see if the purchaser will be liable for some of the expense. No action.
- d. **Yvonne Holmes:** Ms. Holmes requested a reinstatement with time payments on account #201000153. The property is located at 1321 Piggott Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$6,157.04 and is in the April auction sale. 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 \$200.00 now and an additional \$1,015.00 to be paid by March 28, 2016 and approve a six (6) month time payment extension. Motion carried.
- e. **Geraldine Scott:** Ms. Scott requested reinstatement with time payments on account #200802733. The property is located at 759 N. 40th Street in East St. Louis and is in the April auction sale. The account is delinquent for taxes in the amount of \$5,501.31. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- f. **Rhonda Nichols:** Ms. Nichols requested an extension on account #1014210. The property is located at 2304 Ridge Avenue in East St. Louis. The account has a remaining balance in the amount of \$2,684.75 and 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 \$547.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Debra Kehrer:** Ms. Kehrer requested reinstatement with time payments on account #201190247. The property is located at 201 S. Walnut in Freeburg and is in the auction sale. The account is delinquent for taxes in the amount of \$1,131.64. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to reinstate the account, accept a down payment in the amount of \$250.00 and approve a six (6) month time payment extension. Motion carried.

- h. **Nathan Rice:** Mr. Rice requested a reinstatement with time payments on account #200802158. The property is located at 1110 Pennsylvania Avenue in East St. Louis and is in the April auction. The account is delinquent for taxes in the amount of \$6,113.29. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to reinstate, remove from the auction sale, accept a down payment in the amount of \$1,211.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- i. **K and B Home Improvement by Ken Brown:** K and B Home Improvement requested a 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 \$7,948.49. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. Haywood, to reinstate, accept a down payment in the amount of \$1,575.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Karen Rodgers-Wallace:** Ms. Wallace requested an extension on account #1014131. The property is located at 5401 Rosemont Place in Washington Park. The account has a remaining balance in the amount of \$7,990.24. Any extension will require full County Board approval. A motion was made by Mrs. McIntosh, 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.
- k. **Rock Simms:** Mr. Simms requested an extension on account #1014060. The property is located at 511 Garrison Avenue & 603 Wright Avenue in Cahokia. The account has a remaining balance in the amount of \$3,479.73 and 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 \$700.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- l. **Darius Robinson:** Mr. Robinson requested an extension on account #201001997. The property is located at 730 N. 88th Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,052.60. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$2,806.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- m. **Charles White:** Mr. White requested a reinstatement with time payments on account #0713361. The property is located at 627 N. 85th Street in East St. Louis. The account has a remaining balance in the amount of \$3,244.48. Any extension will require full County Board approval. Motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,050.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Stephen Mosley:** Mr. Mosley requested a reinstatement with time payments on account #200905038. The property is located at 7002 Evergreen Court in East St. Louis and is in the April auction. The account is delinquent for taxes in the amount of \$5,958.91. Motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh to reinstate the account, remove from the auction, accept a down payment in the amount of \$1,176.00 and approve a six (6) month time payment. Motion carried.
- o. **Mary Richards:** Ms. Richards requested a reinstatement with time payments on account #0713082. The property is located at 1814 N. 38th Street in East St. Louis and is in the April auction. The account has a remaining balance in the amount of \$5,484.35. Any extension will require full County Board approval. 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 \$500.00 now and \$567.00 to be paid by April 26, 2016 and approve a six (6) month time payment with full County Board approval. Motion carried.
- p. **Angela Cosey-Smith:** Ms. Cosey-Smith requested a reinstatement with time payments on account # 200702735. The property is located at 620 N. 51st Street in East St. Louis and is in the April auction. The account is delinquent for taxes in the amount of \$5,610.93. Any extension will require full County Board approval. Motion was made by Mr. Mosley, seconded by Mr. Crawford, to remove from the auction, reinstate the account, accept a down payment in the amount of \$650.00 now and \$450.00 to be paid by April 20, 2016 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- q. **Lawanda Carraway:** Ms. Carraway requested an extension on account #201200626. The property is located at 2509 Forest Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,637.67. Ms. Carraway requested that funds be transferred from a payment made on 1500 N. 23rd Street in the amount of \$641.00 to this account. The payment was intended to go on the 2509 Forest Avenue property account. The property at 1500 N. 23rd Street is owned by her niece. Ms. Carraway stated she just put the money on the wrong account. Discussion ensued as to what name the account was in at the time of the payment. Mr. Strohmeyer stated that he needed something from Ms. Carraway's niece to say she will be making the payments on the 1500 N. 23rd Street account and that the payment made by mistake should be transferred to the 2509 Forest account. Mr. Strohmeyer stated he would check the time payment contract and if the documents are in order he will present it at the next meeting. No action.
- r. **Darryl Cash by Whitney Strohmeyer:** Mr. Cash requested a reinstatement with time payments on account #200802480. The property is located at 1848 Gaty Avenue in East St. Louis and is in the April auction. The account is delinquent for taxes in the amount of \$8,353.24. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Mr. Mosley, Jr., to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- s. The following people were scheduled to attend, but did not show up:
- Courtney Hoffman:** Request for reinstatement on account #200904437 and #200803087.
Marius Jackson: Request for reinstatement on account #200902267 and #200902216.
VIP Council LLC: Request for reinstatement on account #1113402.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that he spoke with SCI and they advised they will have the asbestos reports finished by March 28 or 29, 2016. Mr. Mitchell advised he took the Advertisement for Bids to the newspaper to publish on Sunday, March 27, 2016 with a bid opening on April 19, 2016 at 3:30 to be brought to the April 20, 2016 Trustee meeting for approval. Mr. Mitchell advised it is the same fifteen (15) houses they had talked about. Mr. Mitchell stated if all goes well he will get a contractor on April 20, 2016 to start by the end of the month. Mr. Mitchell presented a copy of the Advertisement for Bids that will be published.

5. **OTHER BUSINESS:**

Mr. Mosley, Jr. inquired of the other Committee members if they knew why Mr. Heiligenstein is voting no at the County Board meetings on the Extension Requests. Mr. Hubbard stated that he thought Mr. Heiligenstein was questioning whether we were following the rules. Mr. Heiligenstein wants the Committee to follow the rules.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:38 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee