

TRUSTEE COMMITTEE MEETING – MAY 25, 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.
Joan McIntosh
Marty Crawford
Lorraine Haywood

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 April 20, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for April 2016 shows a Beginning Balance of \$28,264.53, Total Disbursements of \$30,599.73, Receipts of \$3,824.41, Allocated Pool Interest in the amount of \$3.00 with a Balance at Month End of \$1,492.21.
- b. **Payment Account Activity:** The Payment Account Activity Report for April 2016 shows a Beginning Balance of \$621,019.95 and a Balance at Month End of \$820,942.33.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for April 2016 shows the Amount of Penalty as \$42,684.57; the Amount of Tax as \$122,445.14; Year to Date Totals of the Amount of Penalty as \$200,868.59 and the Year to Date Amount of Tax as \$580,806.15. The Total Collected Year to Date is \$781,674.74.

The Mobile Home Monthly Redemption Report for April 2016 shows the Amount of Penalty as \$3,936.55; the Amount of Tax as \$8,124.17; Year to Date Totals of the Amount of Penalty as \$6,590.04 and the Year to Date Amount of Tax as \$16,507.33. The Total Collected Year to Date is \$23,097.37.
- d. **Monthly Resolution List:** During the month of May 2016 there were 211 resolutions presented to the Committee for consideration showing a Total Collected of \$271,820.93, total to County Clerk of \$13,074.01, total to Auctioneer of \$3,109.50, total to Recorder of Deeds \$21,874.70, total to Agent of \$110,633.10, total to County Treasurer of \$122,983.61 and a total to County of \$157,932.32.

- e. **April 2016 Auction Sale:** At the April 2016 Auction Sale properties were sold totaling \$275,700.00 with the Recorder's Office being paid \$7,513.25 and the Auctioneer being paid \$4,135.50 for a total contract price of \$287,348.75.

- f. **Returned Check Report (April 2016 Auction Sale):**

Kena D. King and Charles King: Check in the amount of \$827.00 returned. Check not replaced.

Rodney Craig: Check in the amount of \$800.50 returned. Check not replaced.

- g. **Update Report:**

Bianca L. Jenkins - Account #2007027351012059: Payment of \$1,500.00 to be paid by April 27, 2016. Payment received April 28, 2016.

Beulah Orr - Account #200701533: Payment of \$851.00 to be paid by April 27, 2016. Payment not received and property sold at auction.

Ruth Wells - Account #0714067 Payment of \$2,916.00 to be paid by April 26, 2016. Payment received April 25, 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. **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. **Stephen Lancaster:** Mr. Lancaster purchased property in the January auction at 909 St. Matthew Drive in Cahokia for approximately \$14,000.00 and is still paying on the account. There was a fire next door that damaged his property. Mr. Lancaster said he is not necessarily looking for a refund but a reduction of the price of the property. The next door neighbor did not have insurance on the home and so the fire blazed to their house. He is not able to get insurance due to the fact the property is not yet in his name. Mr. Lancaster stated that due to the damage he cannot get electricity from Ameren and now the house across the street is condemned and other issues are going to make it difficult to rent or sell the property. Mr. Lancaster advised he is going to try and get the property next door so he can have it demolished. Mr. Lancaster stated he wants to keep the property but just get a reduction in the price. Mr. Mosley, Jr. stated that the Committee does not have the authority to reduce the price and recommended that he let it go and try and buy it from the auction. Mr. Mosley, Jr. stated he appreciated Mr. Lancaster taking care of his property but there is nothing to be done from a Committee standpoint to change a purchase price. Mr. Hubbard noted that Mr. Lancaster has paid \$11,000 toward the purchase price of \$14,000. Discussion ensued with Mr. Lancaster advising that this action of reducing the price has been taken before. Mr. Mosley, Jr. recommended that the matter be reviewed and Mr. Lancaster come back next month for a determination. Mr. Lancaster stated he would rather take a refund and bring the matter to a closure. Further discussion ensued with Mr. Lancaster providing photographs. Based upon further discussion Mr. Mosley, Jr. recommended that no refund be considered. No action taken.
- d. **Robert Betts:** Mr. Betts requesting to purchase parcel 02-10.0-316-050 which is property at N. 55th Street in Washington Park. The property was offered in January 2013 and did not sell. Mr. Strohmeyer stated the policy is if it has been offered within a year we will sell it at the minimum if it had no bids, otherwise we schedule it for the next possible auction. Mr. Betts stated he sits on the Board for the Southwestern Illinois Regional Wellness Center located in Washington Park, Illinois. This is the only healthcare clinic in the region, other than what Southern Illinois Healthcare

Foundation does, providing medical services to the children and families in Washington Park. This center is a free clinic. You don't have to have insurance or pay to receive services. The clinic has moved at least five or six times since its existence in 1994. Over the last five years a facility has been being constructed and the clinic is now open and has been open for about a year. The clinic services patients in East St. Louis, Washington Park, Fairmount City and anyone else that needs medical attention. The Board has a vision and a mission to expand the operation and our parking lot is very limited. The property behind the building is available and that is the property the Board is wanting to purchase or have it conveyed to this non-profit organization that is licensed to practice in this community. Mr. Betts requested that the property be conveyed fee simple or allow them to purchase it without going back into the auction. The property is part of an expansion plan for a parking lot and possibly one day to expand the center as well. Mr. Betts advised that they have cut the grass and maintained the property for several years. Discussion ensued with questions and comments from Mr. Mosley, Jr., Mrs. McIntosh, Mr. Strohmeyer, Mr. Crawford and Mr. Hubbard with Mr. Betts responding. Chairman Mosley stated that if the property is sold to the organization it should include the reverter clause that if the property is used for anything other than intended for the non-profit organization it reverts back to the Trustee. A motion was made by Mrs. McIntosh, seconded by Mr. Mosley, Jr., to grant the request to purchase and to include the reverter clause. Motion carried.

- e. **Rodney Hair:** Mr. Hair requested an extension on account #201002164. The property is located at 328 N. 58th Street in Centreville. The account has a remaining balance in the amount of \$4,914.51. Mr. Hair stated he was buying the property from Vista Securities. Mr. Hair stated he purchased the property in 2010 and in 2010, 2011 and 2012 he came to the Treasurer's office to pay the taxes and was told that they would not accept payment because 2008 and 2009 were not paid. Vista Securities advised Mr. Hair 2008 and 2009 were paid. Mr. Hair was served a notice stating he was \$5,000.00 behind. It now shows that 2008 and 2009 were paid. Mr. Hair requested a portion of the amount be waived do to the fact that the Treasurer would not accept his payments. It was noted that the 2013 taxes were paid by Vista Securities. Mr. Strohmeyer stated that Vista Securities has foreclosed the property for taxes. Mr. Strohmeyer stated that the property is not in the auction and he will look into the ownership of the property. Mr. Hair will be attending the next meeting. No action.
- f. **S W Franklin Group, Inc. by Stanley Franklin:** S W Franklin Group, Inc. requested a reinstatement with time payments on account #201202301. The property is located at 846 North 76th Street in East St. Louis. The account has a remaining balance in the amount of \$4,319.21. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to reinstate, accept a down payment in the amount of \$625.00 and approve a six (6) month time payment extension. Motion carried.
- g. **Roderick Roberson:** Mr. Roberson requested reinstatement with time payments on account #201201947. The property is located at 3103 Bellevue Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$1,915.43. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh to reinstate the account, accept a down payment in the amount of \$340.00 and approve a six (6) month time payment extension. Motion carried.
- h. **Earnest Johnson:** Mr. Johnson requested an extension with time payments on account # 201202605. The property is located at 631 N. 75th Street in East St. Louis. Mr. Johnson made payments to a private tax buyer and then was told they would not be taking any more payments and that he should go back to the courthouse. The account has a remaining balance due of approximately \$12,000.00. From that point he was told that there was nothing I could do. Mr. Johnson received a hand delivered letter advising of the outstanding balance on his account. Mr. Strohmeyer stated that he would have to research the matter because of the tax buyer being involved. Mr. Strohmeyer stated he would hold from the auction until October and he can make a decision after he has the information from Mr. Strohmeyer. No action.
- i. **Ferris Williams:** Mr. Williams requested general information regarding purchasing property from someone whose certificate the Trustee holds. The property is located at 5431 Avon. Mr. Williams is wanting to take over the property at 5431 Avon in East St. Louis but needed some information before doing so. The current owner is Lawrence and Joyce Jones. Mr. Strohmeyer advised it looks like it is the 2013 and 2014 taxes that are due. The current amount owing is \$6,284.00. If that amount is not paid by May 22, 2017 a certificate will be taken at that time. Mr. Strohmeyer advised that if Mr. Williams works out something with the current home owner, get it all in writing. Mr. Strohmeyer advised not to pay the amount owing until the property is in Mr. Williams' name. Mr. Strohmeyer noted that Mr. Williams would be buying it with taxes due and that does not change. Once everything is paid the foreclosure process stops. No action.

- j. **Morris Edney by Mr. Strohmeyer:** Mr. Edney has a mobile home and he came to court at the time the case was filed to take the property. Mr. Edney owes \$1,000.00 and is on disability and needs \$350.00 to open up a time payment account but is unable to get the \$350.00 together at one time. Mr. Mosley, Jr. recommended that Mr. Edney contact Carol Clark who is his County Board member and hopefully someone will be able to help him. Mr. Strohmeyer stated a letter would be sent if he could not reach Mr. Edney by phone. No action.

- k. The following people were scheduled to attend, but did not show up:

Cedric Jones: Request for an extension on account #1014288.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that the last structure in Washington Park was just demolished today totaling 15 structures. They still have holes to fill because it has been so wet they couldn't haul dirt in to the site. Mr. Mitchell stated he thought in the next week or two they should have all the dirt hauled in and completed with seed and straw. Mr. Mitchell stated he will bring in photographs of the finished product at the next meeting. Hayes did the work in Washington Park and did a good job. Mr. Mitchell noted that for the time being Washington Park is out of funds for demolition.

Whitney Strohmeyer presented a new list of structures that are on this year's list that are eligible for auction. Mr. Strohmeyer recommended looking at these properties now and identifying ones that we know we want to demolish before putting them in the auction.

Mr. Mosley, Jr. stated that there is one structure on 20th Street that we have to bid out separately with all the concrete. This is a commercial spot and was an old salvage yard that is empty now. Mr. Mitchell stated there are some questions on this structure. Mr. Mitchell advised it is tall and all concrete and most of it has fall down and then there is a large area of flat concrete, like a loading dock type. Mr. Mitchell inquired if we bid that to go down to the dirt or do we leave it. Mr. Mosley, Jr. recommended that it be left and just take the structure down. Mr. Mitchell stated he would call SCI and have them go look at the structure, but there is not much left. Mr. Mitchell had a photograph of the property.

5. **OTHER BUSINESS:**

Mr. Mosley, Jr. recommended a tour of the Washington Park demolition projects. Mr. Hubbard and Mr. Strohmeyer stated they agreed with that recommendation. Discussion ensued.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:25 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee