

TRUSTEE COMMITTEE MEETING – SEPTEMBER 21, 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.
Nicholas Miller (Arrived @ 7:18 p.m.)
Joan McIntosh

Members Absent:

Marty Crawford
Lorraine Haywood

Others Present:

Whitney Strohmeier, Tax Agent Office
Cheryl Goodrick, Tax Agent Office
Mike Mitchell, Demolition Coordinator
John West, County Board Member
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the August 24, 2016 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2016 shows a Beginning Balance of \$3,891.84, Total Disbursements of \$- 0 - , Receipts of \$1,090.37, Allocated Pool Interest in the amount of \$3.18 with a Balance at Month End of \$4,985.39.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2016 shows a Beginning Balance of \$1,191,110.41 and a Balance at Month End of \$1,113,087.68.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for August 2016 shows the Amount of Penalty as \$8,736.92; the Amount of Tax as \$22,371.14; Year to Date Totals of the Amount of Penalty as \$356,169.36 and the Year to Date Amount of Tax as \$931,963.72. The Total Collected Year to Date is \$1,288,133.08.

The Mobile Home Monthly Redemption Report for August 2016 shows the Amount of Penalty as \$122.05; the Amount of Tax as \$428.95; Year to Date Totals of the Amount of Penalty as \$8,245.21 and the Year to Date Amount of Tax as \$20,242.68. The Total Collected Year to Date is \$28,487.89.
- d. **Monthly Resolution List:** During the month of September 2016 there were 61 resolutions presented to the Committee for consideration showing a Total Collected of \$187,086.99, total to County Clerk of \$4,306.99, total to Auctioneer of \$1,862.40, total to Recorder of Deeds \$5,215.75, total to Agent of \$58,198.64, total to County Treasurer of \$117,473.71 and a total to County of \$126,996.45.

e. **Update Report:**

Sylvester Woodhouse - Account #201201545: To pay \$560.00 in early August. Payment of \$520.00 received and \$50.00 received on August 29 2016.

Anita Taylor - Account #201104917: To pay \$437.00 by September 3, 2016. Payment received on September 2, 2016.

Cleopatra Prayer Bullard - Account #201104323: To pay \$283.00 by September 6, 2016. Payment received September 6, 2016.

Extensions: None

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. **Bryan Cooper:** Mr. Cooper requested an extension on account #201104924. The property is located at 409 N. 69th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,915.02. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$584.00 to be paid by September 30, 2016 and approve a six (6) month time payment extension. Motion carried.
- d. **Tee J. White:** Mr. White requested a reinstatement on account #0715283. The property is located at 775, 781 Lindy Court in East St. Louis. The account has a remaining balance in the amounts of \$4,939.96. The required down payment is \$973.00. The property is not in the auction sale. Mr. White does not have the required down payment. It was recommended that Mr. White get the money together and come to the next meeting. No action.
- e. **Fontanos A. Ellison by Veronica Bournette:** Mr. Ellison requested an extension on account #0715308. The property is located at 7605 Church Lane in East St. Louis. The account has a remaining balance in the amount of \$4,172.25. Any extension will require full County Board approval. A motion was made by Mrs. McIntosh, seconded by Mr. Miller, to accept a down payment in the amount of \$835.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- f. **Alicia Johnson:** Ms. Johnson requested an extension on account #200903010. The property is located at 16 Louise Lane in Cahokia. The account is delinquent for taxes in the amount of \$1,848.74. This is an empty lot next to her residence. The account has had several extensions and is not eligible for another extension. The property is not in the auction sale and is not defaulted at this time but will be defaulted shortly. Ms. Johnson stated she is trying to get a loan for the property. It was recommended that Ms. Johnson make a payment now and come back after the account is defaulted for a reinstatement. Discussion ensued with Mr. Mosley, Jr. explaining the process to Ms. Johnson. No action.
- g. **Willie Kidd:** Mr. Kidd requested an extension on account #200906157. The property is located at 906 Wisconsin Avenue in East Carondelet. The account is delinquent for taxes in the amount of \$2,692.75. 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 \$800.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- h. **Mary Richards by Whiteney Stormeyer:** Ms. Richards requested an extension on account #0713082. Ms. Richards called and advised she would not be able to make the meeting and asked that she be scheduled for the October 19, 2016 meeting. No action.

- i. **Village of Lenzburg by Whitney Strohmeyer:** Village of Lenzburg requested to purchase parcel #20-12.0-207-012. The property is located at 301 N. Main Street in Lenzburg. The property is next to one of the City parks and is a vacant lot which is in the October auction. It is priced at \$20 a front foot. The Village wants to expand their park with this property. A motion was made by Mr. Hubbard, seconded by Mr. Miller, to grant the request to remove the property from the auction and further to grant the request to purchase parcel #20-12.0-207-012 for \$20 a front foot. Motion carried.
- j. **Volkert Engineering by Whitney Strohmeyer:** Volker is requesting a permanent easement on a parcel in Belleville on Holdener. It is a vacant lot that just became Trustee property and the water company needs to upgrade some waterlines. This is an 80 foot wide lot and it is a 20 foot easement on one side of the lot. It has been requested that we get the full minimum payment plus recording fees. The easement is \$750.00 and I will then be offered for sale with the easement at a later time. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to grant the request for a permanent easement. Motion carried.
- k. **Lindsey Laird by Whitney Strohmeyer:** Ms. Laird requested to purchase parcel #02-17.0-315-009 located at 730 N. 22nd Street in East St. Louis. Ms. Laird requested that the property be removed from the auction sale and sold to a neighbor for a community garden. Ms. Laird purchased a lot in the auction and thought the purchase included this lot on which she has now started this community garden. Discussion ensued with it being noted that the request could not be granted due to the fact the request is from an individual rather than a municipality or not-for-profit organization. It was recommended that Ms. Laird purchase the lot at the auction sale. No action.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that there was a bid opening yesterday for the 21 houses in the current project. There was Hanks Excavating, Hayden Wrecking, Shafer and Hayes. Shafer was the low bidder at \$123,600.00. Hayes was \$155,082.00; Hanks was \$235,000.00 and Hayden was \$335,457.00. There was \$212,000.00 difference in the high and low bids. Mr. Mitchell recommended going with the low bidder, Shafer. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to accept the bid of Shafer in the amount of \$123,600.00. Motion carried.

Mr. Mitchell stated that they needed to talk about 214 Collinsville Avenue again. If you remember Hayden bid and was the lowest bid out of that group of \$108,975.00, but on page 2 under Job Specification Clarification it is stated: "Hayden Wrecking Corporation will not be held responsible for any damages and/or repairs to the adjacent buildings." Mr. Mitchell advised that Mr. Strohmeyer had talked to the attorney and they had a problem with that statement because it conflicted with the specifications of our bid. Mr. Strohmeyer reported that Dr. Moore and Dallas Alley also had an issue with the language. This is not something that has been in other bids. Dr. Moore requested that we rebid and came up with three which are Spiritis, Environmental Operations and Alco all of whom are out of St. Louis. Mr. Mitchell advised he called Premier, Spiritis, Environmental Operations and Alco, Ehrens and Z & L who are all the bid demolition contractors. Spiritis has been called three times and have not returned the call. Premier did the same thing. Environmental has not yet called back. Alco has not called back. Ehrens did call back and said that they couldn't get down there until September 22 and 23, 2016 and they will try and get something by Monday. Mr. Mitchell recommended that we maybe look and see what that bid is but noted that the bid from Shafer is \$122,000.00 and was the second lowest. Mr. Mitchell stated that on the Shafer bid he has to haul off wood debris as special waste \$122,000.00. If he has to haul off all the brick and everything as special waste it goes to \$165,000.00. Hayden did not separate and his bid was \$108,000.00 and if we wanted to do it on a Sunday it was another \$5,895.00. Discussion ensued with questions and comments from Committee members, Mr. Mitchell and Mr. Strohmeyer regarding this unique project and rebidding the demolition. Mr. Hubbard and the Committee recommended that we wait and see if the other bids come in and look at the project again at that time and for Mr. Mitchell to find out if the brick will be considered "special waste". It was determined that when Mr. Mitchell gets the bids from Ehrens to call the Committee members with the bid to try and speed up getting this project completed.

Mr. Mitchell stated they have another group that is St. Louis Avenue, Gaty in that area all the way to 31st Street. That is with SCI and they should be done by the 28th of September, 2016. Mr. Mitchell will not have time enough to get this group to the October 19, 2016 meeting so it will probably have to be put off for a month.

Mr. Strohmeyer advised that at the last meeting a Christopher Jenkins showed up regarding trees on trustee property damaging his property. Mr. Mosley, Jr. stated he has been to visit Mr. Jenkins on three occasions and has not been able to reach him. The property is located on 26th Street. Mr. Strohmeyer stated he would get Mr. Jenkins telephone number to Mr. Mosley, Jr. so he could try to reach Mr. Jenkins by phone.

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

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:15 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee