

TRUSTEE COMMITTEE MEETING – AUGUST 23, 2017

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.
F. X. Heiligenstein
Marty Crawford
Joan McIntosh

Members Absent:

James Haywood

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 July 19, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2017 shows a Beginning Balance of \$7,053.92, Total Disbursements of \$- 0 - , Receipts of \$2,445.30, Allocated Pool Interest in the amount of \$6.38 with a Balance at Month End of \$9,505.60.
- b. **Payment Account Activity:** The Payment Account Activity Report for July 2017 shows a Beginning Balance of \$912,135.63 and a Balance at Month End of \$1,229,788.24.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for July 2017 shows the Amount of Penalty as \$9,492.98; the Amount of Tax as \$24,015.48; Year to Date Totals of the Amount of Penalty as \$399,852.78 and the Year to Date Amount of Tax as \$1,036,663.76. The Total Collected Year to Date is \$1,436,516.54.

The Mobile Home Monthly Redemption Report for July 2017 shows the Amount of Penalty as \$691.12; the Amount of Tax as \$1,409.86; Year to Date Totals of the Amount of Penalty as \$8,592.71 and the Year to Date Amount of Tax as \$21,964.34. The Total Collected Year to Date is \$30,557.05.
- d. **Monthly Resolution List:** During the month of August 2017 there were 180 resolutions presented to the Committee for consideration showing a Total Collected of \$436,205.80, total to County Clerk of \$13,975.68, total to Auctioneer of \$3,564.00, total to Recorder of Deeds \$15,161.75, total to Agent of \$148,112.95, total to County Treasurer of \$254,440.86 and a total to County of \$283,578.29.

- e. **July 2017 Auction Sale:** At the July 2017 Auction Sale properties were sold totaling \$1,133,600.00 with the Recorder's Office being paid \$11,101.50 and the Auctioneer being paid \$17,004.00 for a total contract price of \$1,161,705.50.

f. **Returned Check Report (July 2017 Auction Sale):**

Alethia Lacy & Tiffany Clark: Check totaling \$1,975.00 returned. Check replaced.

Vincent & Sandra Lawrence: Check totaling \$1,545.00 returned. Check replaced.

Vincent & Sandra Lawrence: Check totaling \$2,190.00 returned. Check replaced.

Vincent & Sandra Lawrence: Check totaling \$4,770.00 returned. Check replaced.

Mary Rigsby: Check totaling \$800.50 returned. Check replaced.

Bianca Monroe: Check totaling \$750.00 returned. Check not replaced.

Bianca Monroe: Check totaling \$820.00 returned. Check replaced.

Bianca Monroe: Check totaling \$1,437.00 returned. Check replaced.

Bianca Monroe: Check totaling \$1,115.00 returned. Check replaced.

Gregory D. Parker: Check totaling \$842.00 returned. Check replaced.

Mary L. Montgomery: Check totaling \$1,007.00 returned. Check replaced.

Edward G. Williams: Check totaling \$900.00 returned. Check not replaced.

Darin A. Walker, Sr.: Check totaling \$842.00 returned. Check not replaced.

Sheila Childress (Joann Dorris): Check totaling \$1,000.00 returned. Check not replaced.

g. **Update Report:**

Lakecia Cole - Account #201202002 and #201201594: Payment of \$1,577.00 to be paid by July 19, 2017 not received. Ms. Cole called and was given to July 25, 2017 to make payment. Received \$1,500.00 on July 26, 2017 and \$77.00 received July 27, 2017.

Tina Anthony: Payment of \$1,098.00 to be paid by July 26, 2017. Payment of \$1,100.00 received July 21, 2017.

Rodney Lewis - Account #201201120: Payment of \$892.00 to be paid by July 26, 2017. Payment not received. Did not sell at auction. Payment of \$760.00 received on July 28, 2017.

Extensions: 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 down payments have been paid and a six (6) month time payment extension granted. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard to approve Down Payment Accounts as presented. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of accounts which were paid in full. A motion was made by Mr. Mosley, Jr., seconded by Mr. Hubbard, to approve Payment in Full Accounts as presented. Motion carried.
- c. **Audrey White:** Ms. White requested an extension with time payments on account #201202921. The property is located at 4950 Converse Avenue in Alorton. The account is delinquent for taxes in the amount of \$2,452.54. A motion was made by Mr. Mosley, Jr. seconded by Mr. Crawford, to accept a down payment in the amount of \$280.00 and approve a six (6) month time payment extension. Motion carried.
- d. **Robert Medley:** Mr. Medley requested an extension on account #201201972. The property is located at 779 N. 38th Street in East St. Louis. The account is delinquent for taxes in the amount of \$15,749.83. The property was in the name of Willie B. Sledge who is deceased. Mr. Strohmeyer advised the property is not scheduled for the auction but the account is getting ready to default. Mr. Strohmeyer reviewed the payment history of the account. Mr. Medley advised he did not bring any payment because he was told someone had purchased the property. Mr. Strohmeyer advised the

property has not been purchased and is available for him to keep. The required down payment of a six (6) month extension would be \$3,144.00. No action.

- e. **Everlean Phillips:** Ms. Phillips appeared to discuss her delinquent taxes on parcel #02-15.0-121-009. The property is located at 5434 Adelaide in Washington Park. The account is delinquent for taxes in the amount of approximately \$8,000.00. The property is not scheduled for auction at this time. Mr. Strohmeyer explained the redemption process to Ms. Phillips and advised that the minimum down payment required would be \$1,600.00 for a six month extension. Mr. Strohmeyer explained to Ms. Phillips that when she got her down payment together she could come to the Edwardsville office and they could open the account for her. No action.
- f. **Patrick Ezell:** Mr. Ezell requested an extension on account #201201981. The property is located at 626 N. 33rd Street in East St. Louis. Any extension will require full County Board approval. The account is delinquent for taxes in the amount of \$11,471.02. A motion was made by Mr. Heiligenstein, seconded by Mr. Hubbard, to accept a down payment in the amount of \$2,288.00, and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Demond Stevenson:** Mr. Stevenson requested an extension on account #201202774. The property is located at 2730 Market Avenue in East St. Louis. The account is delinquent for \$1,529.87. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein to accept a down payment in the amount of \$880.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- h. **Erskin Scruggs:** Mr. Scruggs requested an extension on account #201202076. The property is located at 511 N. 40th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,695.08. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$333.00 and approve a six (6) month time payment extension. Motion carried.
- i. **Vincent Lawrence:** Mr. Lawrence requested a refund on account #0717549. The property is located at 801 E. 5th Street in Cahokia. Mr. Lawrence advised that they purchased the property at the auction and found that the house on the screen at the auction was not the house they purchased. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to approve the request for a refund contingent upon documenting the wrong slide on the back screen. Motion carried.
- j. **Breonna C. Carraway:** Ms. Carraway requested a refund on account #0717212. The property is located at 744 N. 8th Street in East St. Louis. Ms. Carraway purchased commercial property at the July 2017 auction and when she went inside the property the floor fell about ten feet and bricks started falling and she received a few minor scrapes and bruises. Ms. Carraway requested a refund because she cannot even send workers in to rehab the property with the floor falling in and bricks falling. Ms. Carraway stated she cannot afford for someone to get injured working on the property. Ms. Carraway stated if she had known the condition she would not have purchased the property. Discussion ensued with questions and comments from Mr. Mosley, Jr. and Mr. Strohmeyer. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to approve the request for a refund and place on the demolition list. Motion carried with Mr. Hubbard and Chairman Mosley voting present.
- k. **JoAnn Samuel-Rucker:** Ms. Samuel requested an extension on account #201201829. The property is located at 2141 St. Louis Avenue in East St. Louis. The account has a remaining balance in the amount of \$2,621.98. Ms. Samuel did not have the required down payment in the amount of \$521.00. Mr. Strohmeyer recommended that Ms. Samuel return when she has the down payment. No action.
- l. **Rose Veal by Annette Veal:** Ms. Veal requested an extension on account #201202292. The property is located at 861 N. 75th Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,644.06. Ms. Veal stated she did not have the required down payment in the amount of \$1,329.00. Mr. Strohmeyer recommended that Ms. Veal return at a later date with the down payment. No action.
- m. **Joe Hubbard/St. Vincent de Paul:** Mr. Hubbard is from St. Vincent de Paul and requested the purchase of a parcel of property adjacent to the St. Vincent de Paul building to be used for parking and a picnic area. The parcel Mr. Hubbard is requesting is Trustee property and is an empty field. Mr. Strohmeyer stated the parcel is one they have had for a long time and has not been offered for sale since April of 2013. Mr. Strohmeyer stated he would look into the parcel and contact Mr. Hubbard. No action.

- n. **Shelly & Tori Branson by Graziano Baker:** Mr. Baker requested an extension on account #201202177. The property is located at 5810 State Street in East St. Louis. The account is delinquent for taxes in the amount of \$5,306.93. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to accept a down payment in the amount of \$1,045.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- o. **Victoria Foster:** Ms. Foster requested an extension on account #201202755. The property is located at 2408 Market Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$4,936.30. Ms. Foster stated she did not have the required down payment in the amount of \$983.00. Mr. Strohmeyer recommended that Ms. Foster return at a later meeting when she has the down payment. No action.
- p. **Sherral Eiland by Whitney Strohmeyer:** Ms. Eiland requested a refund on account #0717037. The property is located at 15 Judith Street in Cahokia. The structure burned on August 13, 2017 and they have presented a fire report. The account was paid in full at the July auction sale. Discussion ensued with comments and questions from Mr. Mosley, Jr., Mr. Crawford and Mr. Strohmeyer. It was determined that Mr. Strohmeyer would contact Ms. Eiland and have her come to the next meeting. No action.
- q. **Deonte Wright by Whitney Strohmeyer:** Mr. Wright requested a refund on account #0717446. The property is located at 2914 Market Avenue in East St. Louis. The property sold for \$1,000.00 at the July auction and was paid in full. The structure burned on August 18, 2017 and a fire report has been submitted. Discussion ensued with questions and comments from Mr. Hubbard, Chairman Mosley and Mr. Strohmeyer. It was determined that Mr. Strohmeyer would contact Mr. Wright and have him come to the next meeting. No action.
- r. **Teniesha Juniel by Whitney Strohmeyer:** Ms. Juniel requested a reinstatement with time payments on account #201301815. The property is located at 1243 N. 53rd Street in Washington Park. The account is delinquent for taxes in the amount of \$4,534.64. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$860.00, reinstate the account and approve a six (6) month time payment extension. Motion carried.
- s. The following people were scheduled to attend, but did not show up:
 - 1) **Shellie Howard, Jr.:** Request for extension on account #201202806.
 - 2) **Mark A. Lash:** Request for extension on account #201202061.
 - 3) **Lucille Robinson:** Request for extension on account #201200193.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that there was a bid opening at 6:00 p.m. tonight for the eleven (11) houses in Washington Park. There were five (5) bidders: Hanks, JGS, Mayer, Hayes and Shafer. Shafer was the lowest qualified bid at \$53,600.00. The next one up was JGS which was \$59,325.00, but they did not have a certificate of insurance with the packet and they are not participating in an apprenticeship training program. These have to be union work and pay prevailing wage and he says that he has a non-union company. Mr. Mitchell recommended acceptance of the Shafer bid at \$53,600.00. A motion was made by Mr. Heiligenstein, seconded by Mrs. McIntosh, to accept the bid of Shafer in the amount of \$53,600.00 for demolition of eleven (11) structures in Washington Park. Motion carried.

The next list is for 17-05-ESL which has twenty-five (25) structures listed. Mr. Mitchell stated he would like to remove 239 N. 6th Street from the list because we have interest from a person who wants to purchase the property. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to remove 239 N. 6th Street from the demolition list. Motion carried. Mr. Mosley, Jr. asked Mr. Strohmeyer if he could check to see if this property was in the last auction and if it could be placed in the next auction. Mr. Strohmeyer advised he would get this information. Mr. Mitchell stated he also asked that 6290 St. Clair Avenue also be removed and 6114 Belmont also is not in bad shape and should be removed from the demolition list.

Mr. Mitchell stated he went and took photographs of 1704 East Broadway and it is up to the Committee what they want done. Mr. Mitchell stated there was a water tower on the property along with a lot of other stuff. Chairman Mosley stated that it used to be a trucking firm at one time and was like a shipyard at one time.

On this next list, 17-05-ESL they did the asbestos and Mr. Mitchell stated he should get the reports back either today or tomorrow and would publish and do another bid opening.

Mr. Mitchell advised he had nothing further to report.

Mr. Strohmeyer advised that Mr. Roy Mosley, Jr. had requested that he pull information from the old hospital demolition. Mr. Mosley, Jr. stated that he asked for this information due to the fact that the Trustee now has in its possession the old Spivey Building on Missouri Avenue and we want to follow the same protocol for the Spivey Building. Mr. Mosley said he would review the information and talk to Mr. Strohmeyer about engaging a firm to do the asbestos and the abatement. Mr. Strohmeyer stated that from the records it looks like we had a firm bid to handle the entire process as opposed to Mr. Mitchell doing the demolition. Mr. Mosley, Jr. stated that if anyone received questions on the Spivey Building to advise people that we are getting documents together to prepare for the demolition of the Spivey Building.

5. **OTHER BUSINESS:**

Mr. Strohmeyer noted that he has had two instances that property was purchased at the auction sale and then the purchaser states they went in the property and decide they did not want it and requested a refund. Mr. Strohmeyer stated he advised both parties that they were not eligible for a refund. Mr. Strohmeyer stated that there was one that burned that night and he had Mr. Mitchell look at it to see if we want to put it on the demolition list.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:18 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee