

TRUSTEE COMMITTEE MEETING – FEBRUARY 22, 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
Roy Mosley, Jr.
Joan McIntosh
Marty Crawford
F. X. Heiligenstein
James Haywood

Members Absent:

Craig Hubbard

Others Present:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Mike Mitchell, Demolition Coordinator
John West, County Board Member
June Chartrand, County Board Member
Visitors listed under Item 3

1. MINUTES:

A motion was made and seconded to approve the minutes of the January 18, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for January 2017 shows a Beginning Balance of \$33,604.57, Total Disbursements of \$21,252.00, Receipts of \$2,969.56, Allocated Pool Interest in the amount of \$6.40 with a Balance at Month End of \$15,328.53.
- b. **Payment Account Activity:** The Payment Account Activity Report for January 2017 shows a Beginning Balance of \$949,740.02 and a Balance at Month End of \$925,374.18.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for January 2017 shows the Amount of Penalty as \$16,734.81; the Amount of Tax as \$55,753.48; Year to Date Totals of the Amount of Penalty as \$16,734.81 and the Year to Date Amount of Tax as \$55,753.48. The Total Collected Year to Date is \$72,488.29.

The Mobile Home Monthly Redemption Report for January 2017 shows the Amount of Penalty as \$661.88; the Amount of Tax as \$1,938.83; Year to Date Totals of the Amount of Penalty as \$661.88 and the Year to Date Amount of Tax as \$1,938.83. The Total Collected Year to Date is \$2,600.71.
- d. **Monthly Resolution List:** During the month of February 2017 there were 91 resolutions presented to the Committee for consideration showing a Total Collected of \$149,782.92, total to County Clerk of \$5,709.84, total to Auctioneer of \$1,599.75, total to Recorder of Deeds \$7,257.50, total to Agent of \$55,647.11, total to County Treasurer of \$79,226.69 and a total to County of \$92,464.03.

- e. **January 2017 Auction Sale:** At the January 2017 Auction Sale properties were sold totaling \$124,550.00 with the Recorder's Office being paid \$3,016.00 and the Auctioneer being paid \$1,868.25 for a total contract price of \$129,434.25.
- f. **Returned Check Report (January 2017 Auction Sale):**
Keon Dotts: Check totaling \$1,867.00 returned. Check not replaced.
Mallory C. Johnson: Check totaling \$750.00 returned. Check replaced.
- g. **Update Report:**
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.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of accounts which were paid in full.
- c. **Ruthie Bean:** Ms. Bean requested time payments on account #201500469. The property is located at 1614 Converse in East St. Louis. The account has a remaining balance for the 2015 taxes. Mr. Strohmeyer explained the process to Ms. Bean and advised her she could pay the full amount in the County Clerk's office or contact his office to set up a payment account with a twenty percent (20%) down payment. No action.
- d. **John Rachas:** Mr. Rachas requested an extension on account #201100644. The property is located at 2545 N. 42nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,453.66. Discussion ensued regarding Mr. Rachas ability to pay. Mr. Rachas has been making \$100 a month payments every month. Mr. Strohmeyer recommended accepting \$1,000.00 now and holding it until he has made three (3) more payments and then approve the extension with 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 \$1,000.00 now and \$300.00 to be paid by May 31, 2017 and then approve it to take to full County Board. Motion carried.
- e. **Shameshia Kemp:** Ms. Kemp requested an extension on account #201202572. The property is located at 414 N. 69th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,286.80. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to accept a down payment in the amount of \$855.00 and approve a six (6) month time payment extension. Motion carried.
- f. **Olevia Johnson:** Ms. Johnson requested removal from the demolition list of a house located at 776 North 54th Street in East St. Louis. Ms. Johnson wants to rehab the structure and is requesting that it be removed from the demolition list. Discussion ensued. Mr. Mosley, Jr. explained to Ms. Johnson that the house was already abated for asbestos and was bid out for demolition earlier at this meeting and the process cannot be reversed. Mr. Mosley, Jr. further noted that it is a structure that was deemed a hazard and that is also why it cannot be reversed. No action.
- g. **Johnie Eiland:** Mr. Eiland requested reinstatement with time payments on account #0715066. The property is located at Rear 3413 Mississippi Avenue in Cahokia. The account has a remaining balance in the amount of \$3,235.72. any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to reinstate and accept a \$600.00 down payment and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- h. **Jeff Turner:** Mr. Turner requested an extension on account #0715070. The property is located at 3913 White Street in Cahokia. The account has a remaining balance in the amount of \$1,973.72. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Heiligenstein, to accept a down payment in the amount of \$400.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- i. **Ahmad Derihay by Whitney Strohmeyer:** Mr. Derihay requested a refund on account #0117262. The property is located at 2635 Camp Jackson Road in Cahokia. Mr. Derihay purchased the property at the January 2017 auction and made a considerable down payment. He planned on opening some kind of a car dealership and the Village is now saying they exceeded the limit on licenses and he will not be able to get a license. Mr. Derihay paid a down payment in the amount of \$5,000.00. Discussion ensued with a consensus that Mr. Derihay's issue is with the Village of Cahokia and not the Trustee Committee. No action.

DEMOLITION PROGRAM:

Mr. Mitchell stated that he had a bid opening this evening at 6:30 p.m. at which there were four bids: Hanks Excavating - \$159,400.00, Shafer Excavating - \$124,200.00, Hayes Excavating - \$136,623.00 and H & M Backhoe Service - \$121,500.00. Mr. Mitchell noted that H & M Backhoe is not signatory with the Teamsters and they do not have that included in their packet. Mr. Mitchell recommended that H & M Backhoe be disqualified and to take the next lowest bidder which was Shafer Excavating at \$124,200.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to accept the second lowest bid of Shafer Excavating in the amount of \$124,200.00. Motion carried.

Mr. Mitchell presented an invoice from S. Shafer Excavating Incorporated in the amount of \$146,425.00 for completion of 16-02-ESL. Mr. Mitchell provided before and after photographs of the completed project. Mr. Mitchell also submitted an invoice in the amount of \$19,550.00 from MS Mitch Consulting for this demolition project. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to approve payment of the invoice from S. Shafer Excavating in the amount of \$146,425.00 and the invoice from MS Mitch Consulting in the amount of \$19,550.00. Motion carried.

Mr. Mitchell stated that on the last group that we just approved from S. Shafer Excavating we had a bid opening in January and we disqualified all of them for not being signatory to the Teamsters. There were three (3) of them there and one of them gave me the bid packet late. That is why we had the bid opening tonight and the project was pushed back for a month.

Mr. Strohmeyer stated that he received a call from a neighbor on a large tree down at 1621 Martin Luther King Drive and asked that Mr. Mitchell take a look at it and see if we want to do something with it. Chairman Mosley stated he would look at the property.

Mr. Mitchell noted that he went through the one at North 54th Street that the lady was calling about to have removed from the demolition list. Mr. Mitchell stated it is bad and should be left on the demolition list.

5. OTHER BUSINESS:

6. ADJOURNMENT:

A motion was made and seconded to adjourn at 7:48 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee