

TRUSTEE COMMITTEE MEETING – JUNE 21, 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
F. X. Heiligenstein
Marty Crawford

Members Absent:

James Haywood
Joan McIntosh
Roy Mosley, Jr.

Others Present:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Cheryl Goodrick, 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 May 24, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for May 2017 shows a Beginning Balance of \$16,894.74, Total Disbursements of 12,112.33 , Receipts of \$5,836.49, Allocated Pool Interest in the amount of \$4.52 with a Balance at Month End of \$10,623.42.
- b. **Payment Account Activity:** The Payment Account Activity Report for May 2017 shows a Beginning Balance of \$883,662.59 and a Balance at Month End of \$905,180.80.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for May 2017 shows the Amount of Penalty as \$191,361.56; the Amount of Tax as \$382,579.96; Year to Date Totals of the Amount of Penalty as \$373,896.12 and the Year to Date Amount of Tax as \$968,919.31. The Total Collected Year to Date is \$1,342,815.43.

The Mobile Home Monthly Redemption Report for May 2017 shows the Amount of Penalty as \$447.37; the Amount of Tax as \$1,234.40; Year to Date Totals of the Amount of Penalty as \$7,234.80 and the Year to Date Amount of Tax as \$18,912.58. The Total Collected Year to Date is \$26,147.38.
- d. **Monthly Resolution List:** During the month of June 2017 there were 47 resolutions presented to the Committee for consideration showing a Total Collected of \$219,042.80, total to County Clerk of \$3,067.44, total to Auctioneer of \$1,842.75, total to Recorder of Deeds \$2,033.25, total to Agent of \$63,679.53, total to County Treasurer of \$147,934.81 and a total to County of \$153,035.50.

e. **Update Report:**

Lakecia Cole - Account #201202002 and #2010022164: Payment of \$2,300.00 needed. Both accounts are scheduled for June 21, 2017 meeting.

Rodney Hair - Account #201002164: Payment of \$715.00 to be paid by May 30, 2017. Payment received June 2, 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. Hubbard, seconded by Mr. Heiligenstein, 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. Hubbard, seconded by Mr. Heiligenstein, to approve Payment in Full Accounts as presented. Motion carried.
- c. **Michelle Harris:** Ms. Harris requested a reinstatement with time payments on account #201201728. The property is located at 566 Wimmer Place in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$7,542.55. A motion was made by Mr. Crawford, seconded by Mr. Heiligenstein, to accept a down payment in the amount of \$1,493.00, reinstate the account, remove from the auction and approve a six (6) month time payment extension. Motion carried.

Ms. Harris requested a reinstatement with time payments on account #1113363. The property is located at 3115 Bellevue Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$3,220.79. Any extension will require full County Board approval. Discussion ensued with comments from Mr. Hubbard, Mr. Heiligenstein, Mr. Strohmeyer and Ms. Harris. It was recommended that Ms. Harris pay the account in full prior to the auction sale. No action.

- d. **Donna Myers Corley:** Ms. Corley requested reinstatement with time payments on account #200805436. The property is located at 1115 S. 54th Street & Cotton Belt Street in Centreville. The account is delinquent for taxes going back to 2008 in the amount of \$3,808.06. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Heiligenstein, to reinstate the account, accept a down payment in the amount of \$746.00 and approve a six (6) month time payment extension. Motion fails with Mr. Hubbard and Mr. Heiligenstein voting nay.
- e. **Mt. Sinai Development Corporation by Dennis Jackson:** Mt. Sinai Development Corporation requested to purchase thirteen (13) parcels of property on Cleveland and Gaty Avenue in East St. Louis outside the auction. Mr. Dennis explained that Mt. Sinai Development is requesting to purchase these lots for a development coming up with an application that is due on Friday. These parcels would be part of Sinai Village Phase III. This development will be 42 townhouses and garden style apartment to add on to Phase I and Phase II. There have already been two phases completed with 60 units of housing. The application is due to IDA this Friday. Mr. Strohmeyer noted that these are all vacant lots that have been in the possession of the County for several years. Mr. Strohmeyer noted that the reason for Mr. Dennis coming to the meeting is that they are requesting to purchase the property outside the auction. Discussion ensued with comments and questions from Mr. Hubbard and Chairman Mosley. The purchase price would be at the minimum. A motion was made by Mr. Hubbard, seconded by Mr. Crawford, to grant the request of Mt. Sinai Development Corporation to purchase thirteen (13) parcels on Cleveland and Gaty Avenue in East St. Louis for the minimum purchase price. Motion carried.

- f. **Lakecia S. Cole:** Ms. Cole requested a reinstatement with time payment on account #201201594. The property is located at 900 Pennsylvania Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$7,977.05. A motion was made by Mr. Heiligenstein, seconded by Mr. Crawford, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$1,577.00 before the auction and approve a six (6) month time payment extension. Motion carried.
- Ms. Cole requested a reinstatement with time payments on account #201301012. The property is located at 742 N. 38th Street in East St. Louis. The account is delinquent for taxes in the amount of \$11,581.77. A motion was made by Mr. Heiligenstein, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$2,300.00 and approve a six (6) month time payment extension. Motion carried.
- g. **WJEW, LLC by Wade Wicks:** WJEW, LLC requested an extension on account #201201613. The property is located at 546 N. 13th Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,424.56 and any extension will require full County Board approval. A motion was made by Mr. Heiligenstein, seconded by Mr. Crawford, to accept a down payment in the amount of \$1,285.00 to be paid by July 14, 2017 and approve a last six (6) month time payment extension with full County Board approval. Motion carried.
- h. **Anita Taylor:** Ms. Taylor requested a reinstatement with time payments on account #201104917. The property is located at 623 N. 86th Street in East St. Louis and is in the auction. The account is delinquent for taxes in the amount of \$3,841.61 and any extension will require full County Board approval. Mr. Strohmeyer explained an exemption issue which has been corrected. Ms. Taylor did not have the required down payment. It was recommended that Ms. Taylor pay the \$755.00 down payment prior to the auction. No action.
- i. **Shirley Thompson:** Ms. Thompson requested an extension on account #201201882. The property is located at 2614 Kansas in East St. Louis. The account is delinquent for taxes in the amount of \$3,722.37. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Heiligenstein to accept a down payment in the amount of \$745.00 to be paid by July 7, 2014 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Ginger Darty:** Ms. Darty requested a reinstatement with time payments on accounts #201201830 and #201201831. The property is located at 2107 Gaty Avenue in East St. Louis. The accounts are delinquent for taxes in the amounts of \$1,660.18 and \$872.08 respectively. Mr. Crawford, made a motion, seconded by Mr. Heiligenstein, to remove from the auction accept down payments in the amounts of \$311.00 and \$175.00 respectively and approve a six (6) month time payment extension on both accounts. Motion carried.
- k. **Damen Williams:** Mr. Williams requested an extension on account #0116145. The property is located at 7705 N. 82nd Street in East St. Louis. The account has a remaining balance in the amount of \$3,218.31. Any extension will require full County Board approval. A motion was made by Mr. Heiligenstein, seconded by Mr. Crawford, to accept a down payment in the amount of \$1,500.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- l. **Charles William by Rachel Scott:** Mr. William requested a reinstatement with time payments on account #201100857. The property is located at 1928 N. 57th Street in Washington Park. The account is delinquent for taxes in the amount of \$1,230.81. A motion was made by Mr. Crawford, seconded by Mr. Hubbard to reinstate the account, accept a down payment in the amount of \$200.00 and approve a six (6) month time payment extension. Motion carried.
- m. **Earl Hall:** Mr. Hall requested a reinstatement with time payments on account #201203613. The property is located at 601 S. Cherry Street in Lebanon. The account is delinquent for taxes in the amount of \$5,587.88. A motion was made by Mr. Crawford, seconded by Mr. Heiligenstein to reinstate the account, accept a down payment in the amount of \$1,100.00 and approve a six (6) month time payment extension. Motion carried.
- n. **Jessie Granger:** Mr. Granger requested a reinstatement with time payments on account #201201645. The property is located at 1522 College Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$4,345.85. A motion was made by Mr. Crawford, seconded by Mr. Hubbard, to reinstate the account, accept a down payment in the amount of \$851.00 and approve a six (6) month time payment extension. Motion carried.

- o. **Mareatha Hodges:** Ms. Hodges requested a reinstatement with time payments on accounts #201202956, #201202630, #201202414, #201202531 and #201202619. These accounts are delinquent for taxes in the amount of \$36,842.14. The properties are located in East St. Louis and Centreville. Ms. Hodges stated that the properties were all rental properties and that every time the structure is empty it is vandalized. Ms. Hodges advised she did not have the required down payment of \$7,200.00 to reinstate the accounts. Discussion ensued. Ms. Hodges stated she would come to the next meeting with the \$7,200.00 down payment. No action.
- p. **Roy Cooper:** Mr. Cooper requested a reinstatement with time payments on account #201301012. The property is located at 1823 N 43rd Street in East St. Louis and is in the auction. The account is delinquent for taxes in the amount of \$3,660.54. A motion was made by Mr. Hubbard, seconded by Mr. Crawford, to accept a down payment in the amount of \$668.00 to be paid by July 14, 2017, remove from the auction and approve a six (6) month time payment extension. Motion carried.
- q. **Rodney Lewis:** Mr. Lewis requested a reinstatement with time payments on account #201201120. The property is located at 1396 N. 41st Street in East St. Louis and is in the auction. The account is delinquent for taxes in the amount of \$4,537.55. A motion was made by Mr. Crawford, seconded by Mr. Heiligenstein to reinstate the account, remove from the auction, accept a down payment in the amount of \$892.00 to be paid by July 14, 2017 and approve a six (6) month time payment extension. Motion carried.
- r. **Linda & Lamond Lampkin:** The Lampkins requested an extension on account #0715262. The property is located at 426 N. 24th Street in East St. Louis. The account has a remaining balance in the amount of \$1,811.75 and any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Mr. Heiligenstein to accept a down payment in the amount of \$363.00 to be paid by July 14, 2017 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- s. **Teniesha Juniel:** Ms. Juniel requested an extension 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 \$4,556.58. Ms. Juniel advised she did not have the required down payment of \$835.00 at this time. Discussion ensued and it was determined that Ms. Juniel would return at the July 19, 2017 meeting. No action.
- t. **Ricardo Mason:** Mr. Mason requested a reinstatement with time payments on account #0716186. The property is located at 600, 610 N. 16th Street in East St. Louis and is in the auction. The account has a balance due in the amount of \$4,520.72. Mr. Mason noted that the building is a confectionary and is ready to open. Mr. Mason did not have the \$882.00 required down payment. Discussion ensued and it was recommended that Mr. Mason come to the July 19, 2017 meeting. No action.
- u. **Menyoun E. Jordan by Mr. Strohmeyer:** Mr. Jordan requested a reinstatement with time payments on account #201202006. The property is located at 757 N. 40th Street in East St. Louis and is in the auction. The account is delinquent for taxes in the amount of \$7,714.54. A motion was made by Chairman Mosley, seconded by Mr. Heiligenstein, to reinstate the account, remove from the auction, accept a down payment in the amount of \$1,251.00 and approve a six (6) month time payment extension. Motion carried.
- v. The following people were scheduled to attend, but did not show up:
 - 1) **Shelly & Tori Branson:** Request for extension on account #201202177.
 - 2) **Fontanos A. Ellison:** Request for extension on account #0715308.
 - 3) **Lenis Johnson:** Request for reinstatement with time payments on account #201202462
 - 4) **James Lomax:** Request for reinstatement with time payments on account #201204554.
 - 5) **Cleopatra Prayer-Bullard:** Request for reinstatement with time payments on account #201104323.
 - 6) **Cullen Warren:** Request for reinstatement with time payments on account #201202375.
 - 7) **Diana Willyard:** Request for extension on account #201000363.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that he had asked C T Services to do the asbestos inspections on the commercial buildings at 105 Collinsville Avenue, 107 Collinsville Avenue, 338 Missouri Avenue and 507 Missouri Avenue. The only one that came back with having asbestos was the old Walgreens building at 338 Missouri Avenue. The other ones were clean. Mr. Mitchell stated that he paid C T Services \$2,400.00 for the inspections and submitted an invoice for \$2,400.00 for reimbursement.

Mr. Mitchell further stated that Washington Park has made up a list of twelve properties and he will look at them and take photographs and bring them back to the Committee next month.

A motion was made by Mr. Heiligenstein, seconded by Mr. Crawford, to approve payment of invoice from MS Mitch Consulting in the amount of \$2,400.00 for asbestos surveys from C T Services. Motion carried.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

Mr. Strohmeyer noted that the July meeting is July 19, 2017 and the auction is the following week on July 26th and 27th but the County Board meeting is not until July 31, 2017. Mr. Strohmeyer noted that if it is a parcel that is in the auction and needs County Board approval to be removed from the auction it will probably have to be pulled in anticipation of being approved by the full County Board.

Chairman Mosley requested that account #0717281 be removed from the auction. The property is located at 523 N. 29th Street in East St. Louis and is derelict and burned and needs to be demolished. Mr. Strohmeyer stated he would remove it from the auction and have it placed on a demolition list.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:35 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee