

TRUSTEE COMMITTEE MEETING – MAY 24, 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.
Craig Hubbard
James Haywood
Joan McIntosh

Members Absent:

F. X. Heiligenstein
Marty Crawford

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 April 19, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for April 2017 shows a Beginning Balance of \$10,325.29, Total Disbursements of \$-0- , Receipts of \$6,563.67, Allocated Pool Interest in the amount of \$5.78 with a Balance at Month End of \$16,894.74.
- b. **Payment Account Activity:** The Payment Account Activity Report for April 2017 shows a Beginning Balance of \$808,037.26 and a Balance at Month End of \$883,662.49.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for April 2017 shows the Amount of Penalty as \$29,024.82; the Amount of Tax as \$79,115.84; Year to Date Totals of the Amount of Penalty as \$160,730.19 and the Year to Date Amount of Tax as \$526,644.28. The Total Collected Year to Date is \$687,374.47.

The Mobile Home Monthly Redemption Report for April 2017 shows the Amount of Penalty as \$528.35; the Amount of Tax as \$1,114.70; Year to Date Totals of the Amount of Penalty as \$4,977.80 and the Year to Date Amount of Tax as \$14,451.28. The Total Collected Year to Date is \$19,429.08.
- d. **Monthly Resolution List:** During the month of May 2017 there were 96 resolutions presented to the Committee for consideration showing a Total Collected of \$211,517.82, total to County Clerk of \$5,231.25, total to Auctioneer of \$1,221.75, total to Recorder of Deeds \$6,885.75, total to Agent of \$74,717.49, total to County Treasurer of \$123,010.60 and a total to County of \$135,127.60.
- e. **April 2017 Auction Sale:** At the April 2017 Auction Sale properties were sold totaling \$152,200.00 with the Recorder's Office being paid \$2,646.25 and the Auctioneer being paid \$2,283.00 for a total contract price of \$157,129.25.

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

None

g. **Update Report:**

Stephan Mosley - Account #200905038: Payment of \$321.00 to be paid by April 26, 2017. Payment received April 26, 2017.

Sherry and Jeffrey Pruitt - Account #201000514: Payment of \$143.00 to be paid by April 26, 2017. Payment received April 24, 2017.

Malik M. Rasheed - Account #0116141 Payment of \$64.00 to be paid by April 26, 2017. Payment received April 24, 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.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of accounts which were paid in full.
- c. **Delores Fulton by Whitney Strohmeyer:** Ms. Fulton called regarding 852 North 75th Street in East St. Louis which is Trustee property and has a tree hanging over her roof. It was determined that Chairman Mosley would look at the property and report back to the Committee.
- d. **Lakecia Cole:** Ms. Cole requested reinstatement with time payments on account #201202002. The property is located at 742 N. 38th Street in East St. Louis. The account is delinquent for taxes in the amount of \$11,569.27. The required down payment would be \$2,300.00. Ms. Cole did not bring the required down payment with her. Discussion ensued with comments and inquiries from Mr. Mosley, Jr.. It was recommended that Ms. Cole return to the next meeting with the required down payment. No action.
- e. **Habitat for Humanity by Lloyd Soetevs:** Habitat for Humanity requested to purchase property located at 128 Carson Drive in O'Fallon. It was requested that the property be purchased for the minimum price outside the auction. Discussion ensued with comments from Mr. Soetevs and Mr. Hubbard. A motion was made by Mr. Hubbard, seconded by Mr. Mosley, Jr. to grant the request to purchase the property located at 128 Carson Drive in O'Fallon for minimum outside the auction. Motion carried.
- f. **East Side Heart and Home Family Center by Sister Carol Lehmkuhl:** East Side Heart and Home Family Center requested that the property located at 631 N. 7th Street in East St. Louis be removed from the auction, demolished and be sold to East Side Heart and Home Family Center which is a non-profit organization. Sister Carol addressed the Committee stating the purpose of the organization and what has been accomplished by the organization. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to remove the property from the auction, place on the demolition list and then allow East Side Heart and Home Family Center to purchase the property. Motion carried.
- g. **Angela Frison:** Ms. Frison requested an extension on account #201304416. The property is located at 1209 St. Michael Drive in Cahokia. The account is delinquent for taxes in the amount of \$2,326.25. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$423.00 and approve a last six (6) month time payment extension. Motion carried.

- h. **Wade Wicks and Roosevelt Fair-Kincaid:** Mr. Wicks and Mr. Fair-Kincaid stated there was a warehouse at 6501 St. Clair Avenue which they are requesting to develop and has a tenant with urban resources. It was noted that the taxes have not been paid on the property. They are requesting tax relief so they can purchase the property and rent it out and make it into an industrial park. Mr. Strohmeyer stated that there is probably a \$40,000 tax liability on the property. The property is not in the April auction but will be in the October auction. Mr. Strohmeyer explained the process when the property goes into the auction that everything is wiped clean and they can bid on the property. It was explained that the only option to purchase the property is through the auction sale. No action.

- i. **Jeremiah Tilman:** Mr. Tilman requested an extension on account #0716259. The property is located at 742 Post Place in East St. Louis. The account has a remaining balance in the amount of \$7,112.25. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to accept a down payment in the amount of \$1,420.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Mr. Tilman requested an extension on account #0716322. The property is located at 863 N. 73rd Street in East St. Louis. The account has a remaining balance in the amount of \$10,960.25. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to accept a down payment in the amount of \$2,190.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- j. **Fontanos A. Ellison:** Mr. Ellison requested an extension on account #0715308. The property is located at 7605 Church Lane in East St. Louis. Any extension will require full County Board approval. Discussion ensued with questions and comments from Mr. Mosley, Jr. regarding whether the property was currently occupied and when it would be ready to be occupied and payment history. Mr. Strohmeyer pulled up photographs of the structure. It was recommended that Mr. Ellison come back with \$1,400.00 or \$1,500.00 which would retire the account down to approximately one-half of what is owed. The property is not in the auction. No action.

- k. **Teniesha Juniel:** Teniesha 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 \$3,755.45. Discussion ensued with Mr. Mosley, Jr. inquiring as to what was being done with the property. Ms. Juniel advised she was remodeling the property. The property is not in the auction sale. Any extension will require full County Board approval. The required down payment is \$752.00 which Ms. Juniel did not have. It was recommended that she get the down payment and some extra together and return to the June 21, 2017 meeting. No action.

- l. **Earlest Johnson:** Mr. Johnson requested an extension on account #20102605. The property is located at 631 N. 75th Street in East St. Louis. The account is delinquent for taxes in the amount of \$12,806.76. It was recommended that Mr. Johnson make payments for the next two (2) months and then return to the Committee and request an extension at that time. No action.

- m. **Shalonda M. Byrd:** Ms. Byrd requested an extension on account #201202273. The property is located at 7501 Church Lane in East St. Louis. The property is delinquent for taxes in the amount of \$4,852.79. It was noted that Ms. Byrd has a very good payment history. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to accept a down payment in the amount of \$1,500.00 and approve a six (6) month time payment extension. Motion carried.

- n. **Alice Mosley:** Mr. Mosley requested an extension on accounts #201201775 and #201201776. The property is located at 332 N. 18th Street & Cleveland Avenue in East St. Louis. The accounts are delinquent for taxes in the amounts of \$6,014.00 and \$1,269.92 respectively. Mr. Mosley, Jr., made a motion, seconded by Mr. Haywood, to accept down payments in the amounts of \$1,197.00 and \$248.00 respectively and approve a six (6) month time payment extension on both accounts. Motion carried.

- o. **David Edwards:** Mr. Edwards requested an extension on account #201201715. The property is located at 735 A & B North 22nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$3,535.38. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mrs. McIntosh, to accept a down payment in the amount of \$1,000.00 and approve a six (6) month time payment Extension with full County Board approval. Motion carried.

p. **Rodney Hair**: Mr. Hair requested an extension on account #201002164. The property is located at 328 N. 58th Street in Centreville. The account is delinquent for taxes in the amount of \$3,605.98. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to accept a down payment in the amount of \$715.00 to be paid by May 30, 2017 and approve a six (6) month time payment extension with full County Board Approval. Motion carried.

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

1) **Diana Willyard**: Request for extension on account #201000363.

DEMOLITION PROGRAM:

Mr. Mitchell stated S. Shafer Excavating completed a contract last week consisting of 16 houses and 5 lots and provided photographs of before and after to the Committee. Mr. Mitchell advised that one was added on to that contract at 4030 Donovan which a lot to clean up and Shafer billed \$4,500.00 for that which brought the total to \$94,200.00. That property is the one where the lady is saying she is wanting to buy the property. Mr. Mitchell stated that at 338 Missouri Avenue which was the old Walgreens building at the corner of Missouri and Collinsville Avenue and 507 Missouri Avenue and then 105 and 107 Collinsville Avenue he had the asbestos checked and all of them but the 338 Missouri Avenue came back clear with no asbestos in them. Mr. Mitchell is hoping that 109 doesn't pay the taxes and maybe we can go that way. There is another building right next to 107 so it is going to be difficult to tear these two buildings down. Mr. Mitchell suggested that we get bids on 507 Missouri Avenue and 338 Missouri Avenue and see how bad it will be. Discussion ensued with Mr. Mosley, Jr. explaining he is working with East St. Louis to give downtown a different look. Mr. Mosley, Jr. advised he is going to show this to the City of East St. Louis administration and ask them to look at the structures that they own and see if they can have a major demolition in downtown making it a collaborative effort with the County and the City to create a vision for a developer to see. Mr. Mosley, Jr. stated we should not move forward until we get a response from the City of East St. Louis regarding their position on this being a collaborative effort. Mr. Mosley, Jr. stated he would report back to the Committee after he met with the City of East St. Louis. Mr. Strohmeyer noted that we can only contribute demolition to specific ones that we own.

Mr. Mitchell submitted invoices for approval for payment from S. Shafer Excavating Incorporated in the amount \$94,200.00 and MS Mitch Consulting in the amount of \$13,600.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to approve payment of invoices from S. Shafer Excavating Incorporated in the amount of \$94,200.00 and MS Mitch Consulting in the amount of \$13,600.00. Motion carried.

Mr. Mitchell stated that they did find a couple other properties when they were down in the north end with neighbors complaining of weeds and trees that looked like a forest. They were 1616 North 42nd and there is another one that Mr. Mitchell could not recall the address. Mr. Mitchell stated we own 1616 North 42nd and it is two lots that are horrible. Discussion ensued with comments from Mr. Mosley, Jr..

Mr. Mitchell advised that was all he had to report.

5. **OTHER BUSINESS:**

Mr. Heiligenstein stated that the lady from Freeburg two months ago had property listed for real estate taxes at 500 West Apple Street with improvement which is a mobile home. She and her sister paid the real estate taxes on the land and the mobile home and then the mobile home in the Assessor's office was addressed as 211 North Walnut Street. For 25 years they have been paying double taxes on that mobile home in Freeburg. Mr. Heiligenstein advised if he had not been appointed to this Committee it would never have been cleared up. Working with Jennifer Gomric, Ann Barnum and Pat Boze in the Assessor's office this matter has now been corrected. The problem was that there were two addresses on the same property.

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