

TRUSTEE COMMITTEE MEETING – NOVEMBER 15, 2017

The meeting was called to order by Lonnie Mosley at 7:01 p.m.. Roll call was taken, showing a quorum present as follows.

Members Present:

Lonnie Mosley, Chairman
Marty Crawford
Craig Hubbard
F. X. Heiligenstein
James Haywood

Members Absent:

Roy Mosley, Jr.
Joan McIntosh

Others Present:

Neal Wallace, 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 October 18, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for October 2017 shows a Beginning Balance of \$6,206.36, Total Disbursements of \$-0-, Receipts of \$2,479.64, Allocated Pool Interest in the amount of \$3.47 with a Balance at Month End of \$8,689.47.
- b. **Payment Account Activity:** The Payment Account Activity Report for October 2017 shows a Beginning Balance of \$1,185,055.78 and a Balance at Month End of \$1,315,974.57.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for October 2017 shows the Amount of Penalty as \$19,164.82; the Amount of Tax as \$41,903.49; Year to Date Totals of the Amount of Penalty as \$449,665.63 and the Year to Date Amount of Tax as \$1,157,383.10. The Total Collected Year to Date is \$1,607,048.73.

The Mobile Home Monthly Redemption Report for October 2017 shows the Amount of Penalty as \$-0-; the Amount of Tax as \$-0-; Year to Date Totals of the Amount of Penalty as \$10,103.63 and the Year to Date Amount of Tax as \$26,359.29. The Total Collected Year to Date is \$36,462.92.
- d. **Monthly Resolution List:** During the month of November 2017 there were 106 resolutions presented to the Committee for consideration showing a Total Collected of \$234,830.07, total to County Clerk of \$6,817.99, total to Auctioneer of \$2,284.50, total to Recorder of Deeds \$8,002.00, total to Agent of \$75,273.55, total to County Treasurer of \$141,128.14 and a total to County of \$155,948.13.
- e. **October 2017 Auction Sale:** At the October 2017 Auction Sale properties were sold totaling \$659,950.00 with the Recorder's Office being paid \$6,862.50 and the Auctioneer being paid \$9,899.25 for a total contract price of \$676,711.75.

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

Pearlie M. Smith: Check totaling \$260.00 returned. Check not replaced.

Gerald I. Foutch: Check totaling \$1,500.00 returned. Check replaced.

Carol J. Walker: Check totaling \$750.00 returned. Check not replaced.

Carol J. Walker: Check totaling \$1,222.00.00 returned. Check not replaced.

Carol J. Walker: Check totaling \$2,082.00 returned. Check not replaced.

g. **Update Report:**

Chaunce Gillespie - Account #201200261: To pay \$500.00 by November 3, 2017. Payment received on November 1, 2017

Earlest Johnson – Account #201202605: To pay \$500.00 each month for four months. Nothing received as of November 15, 2017.

ZS III LLC – Account #201301623: To pay \$455.00 by November 17, 2017. Nothing received as of November 15, 2017.

Extensions: Approved

A motion was made and seconded to accept the Tax Agent's reports. Motion carried.

3. **VISITORS' REQUESTS:**

a. **Paid in Full Accounts:** Mr. Wallace presented a list of accounts which were paid in full. A motion was made and seconded to approve Paid in Full Accounts as presented. Motion carried.

b. **Down Payment Accounts:** Mr. Wallace presented a list of accounts on which down payments were received and a six (6) month time payment extension was granted. A motion was made and seconded to approve Down Payment Accounts as presented. Motion carried.

c. **Eugene Jones:** Mr. Jones an extension on account #201300138. The property is located 1323 St. Louis Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$9,138.56. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$2,000.00 and approve a six (6) month time payment extension. Motion carried.

d. **Clarice Beison:** Ms. Beison requested a refund on account #1017163. The property is located at 515 N. 79th Street in East St. Louis. The property was purchased at the October 25, 2017 auction and burned the same day as the auction. A fire report was presented. A motion was made by Mr. Hubbard, seconded by Mr. Haywood, to approve the refund of the down payment in the amount of \$1,240.00. Motion carried.

e. **Dion Garrett:** Mr. Garrett requested an extension on account #0716330. The property is located at 8929 Woestboul Drive in East St. Louis. The account has a remaining balance in the amount of \$9,159.25. Any extension will require full County Board approval. A motion was made by Mr. Crawford and seconded to accept a down payment in the amount of \$1,832.00 by November 17, 2017 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

f. **Stephan Mosley:** Mr. Mosley requested an extension on account #200905038. The property is located at 7002 Evergreen Court in East St. Louis. The account is delinquent for taxes in the amount of \$5,444.20. The required down payment is \$1,083.00. Mr. Mosley stated he did not have the required down payment at this time. Discussion ensued and it was recommended that Mr. Mosley come to the December meeting with the down payment. No action.

g. **Mark Lash:** Mr. Lash requested an extension on account #201202061. The property is located at 384 N. 27th Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,397.42. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$1,465.00 and approve a six (6) month time payment extension will full County Board approval. Motion carried.

- h. **Stanley Williams by Katina Coleman:** Mr. Williams requested an extension on account #201302833 and #201302834. The property is located at 8103 State Street in East St. Louis. The accounts are delinquent for taxes in the amount of \$4,766.98 and \$8,036.06. The required down payments are \$947.00 and \$1,602.00. A motion was made by Mr. Haywood, seconded by Mr. Heiligenstein to accept a down payment in the amount of \$1,000.00 on account #201302833 and approve a six (6) month time payment extension. Motion carried. It was recommended that Mr. Williams come to the December 13, 2017 meeting regarding account #201302834. No action.
- i. **Dion Thorpe:** Mr. Thorpe requested an extension on account #201302696. The property is located at 7114 Church Lane in East St. Louis. The account is delinquent for taxes in the amount of \$6,245.73. A motion was made by Mr. Heiligenstein, seconded by Mr. Haywood, to accept a down payment in the amount of \$1,250.00 and approve a six (6) month time payment extension. Motion carried.
- j. **Pamela Luster:** Ms. Luster requested an extension on account #201201490. The property is located at 3205 Douglas Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$4,887.12. 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 \$970.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **Walter Williams:** Mr. Williams requested a reinstatement with time payments on account #201200741. The property is located at 1755 N. 40th Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,860.74. The required down payment on this account is \$1,560.00.00. Mr. Williams advised he would not have the required down payment until the end of the month. It was recommended that Mr. Williams come to the December 13, 2017 meeting and bring the required down payment. No action.
- l. **Frankie & Rhonda Sanders:** The Sanders appeared regarding parcel number 02-23.0-314-037 at 815 North 75th Street in East St. Louis. The Sanders inquired if the property would be in the January 2018 auction sale or if they could buy it now before the auction. Mr. Wallace advised that it is not currently scheduled for the January 2018 auction and the Committee is not allowed to sell the property to individuals outside the auction sale. No action.
- m. **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 \$4,807.34. Any extension will require full County Board approval. A motion was made by Mr. Haywood and seconded, to accept a down payment in the amount of \$955.00, reconvey and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Alexander Hampton:** Mr. Hampton requested an extension on account #201304373. The property is located at 114 Donald Street in Cahokia. The account is delinquent for taxes in the amount of \$4,360.54. Any extension will require full County Board approval. A motion was made by Mr. Haywood and seconded to accept a down payment in the amount of \$870.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- o. **Sylvester Woodhouse by Neal Wallace:** Mr. Woodhouse requested an extension on account #201201545. The property is located at 711 N. 23rd Street in East St. Louis. The account is delinquent for taxes in the amount of \$5,502.66. A motion was made by Mr. Heiligenstein, seconded by Mr. Haywood, to accept a down payment in the amount of \$900.00 now and an additional \$191.00 by December 3, 2017 and approve a six (6) month time payment extension. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that Hayes last week completed Project 17-05-ESL which was seventeen (17) structures which included three (3) businesses and fourteen (14) houses.

Mr. Mitchell advised he had a bid opening with the following bidders: Wayne Hauling ,who had done work for us before and it was not good, bid \$105,588.00; Hanks bid \$156,200.00, Hayes was \$146,370.00, CSD out of Springfield bid \$156,091 and Shafer was \$148,100. Mr. Mitchell advised he disqualified Wayne's Hauling because the asbestos abatement affidavit stated a copy of the asbestos abatement license from the State of Illinois must be attached and it was not attached. The second lowest bidder is Hayes and he did not have the same license attached. The third lowest bidder was Shafer Excavating and he had the

license attached. The difference between the second and third is less than \$2,000.00. A motion was made by Mr. Heiligenstein, seconded by Mr. Hubbard, to award the contract to Shafer Excavating in the amount of \$148,100.00. Motion carried with Chairman Mosley, Mr. Hubbard, Mr. Heiligenstein, Mr. Haywood and Mr. Crawford voting Yea.

Mr. Mitchell advised there will be one more bid opening on Wednesday, December 13, 2017 at 6:00 p.m..

Mr. Mitchell presented for approval for payment an invoice from MS Mitch Consulting in the amount of \$20,400.00 and an invoice from Hayes Contracting, Inc. in the amount of \$133,490.00 for Demolition Package 17-05-ESL. A motion was made by Mr. Hubbard, seconded by Mr. Heiligenstein to approve the aforementioned invoices for payment. Motion carried.

Mr. Mitchell advised he has heard nothing further on the Spivey Building.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

Mr. Wallace presented the proposed 2018 Trustee Committee Meeting and Auction Sales Calendar. A motion was made by Mr. Hubbard, seconded by Mr. Heiligenstein to approve the proposed 2018 Trustee Committee Meeting and Auction Sales Calendar. Motion carried.

Mr. Wallace that the overflow issue at the auctions needs to be addressed by the Committee. It creates a problem with people Seeing bids. People have actually left the auction because of the overcrowding. Mr. Wallace is recommending that a new venue can be chosen for the auction sale. Mr. Wallace asked that this be done before the July 2018 auction because that is the big auction and you don't want to try anything new at the largest auction. Discussion ensued with comments from Chairman Mosley, Mr. Heiligenstein and Mr. Wallace. Mr. Heiligenstein recommended possibly using the Fairgrounds. Mr. Wallace also thought that it would be good to move the auctions to a six o'clock time rather than seven o'clock since they Run so late. Another issue would be whether security would be an issue at a different venue.

Mr. Heiligenstein stated there is a bill in Springfield that has passed the house which is Senate Bill 851. It did not get to the Senate floor for a vote and it is called PTEL. If that bill passes the homestead exemption of \$6,000 will go to \$10,000, the Senior exemption of \$5,000 is going to \$8,000. That will remove in most townships a seven percent of equalized assessed valuation. It will remove from the county taxing assessments of \$300,000,000 and it will be for at least two years. That will mean a loss of revenue for St. Clair County based on the tax rate of at least \$3.4 million.

Mr. Heiligenstein further stated he thinks it needs to be recommended that we have our legal department draft legislation correcting the sale and error process and we need to check to see who is the gatekeeper on the sale and error. Discussion ensued with Mr. Wallace stating they have suggested language.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:20 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee