

TRUSTEE COMMITTEE MEETING – OCTOBER 18, 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.
Marty Crawford
Joan McIntosh

Members Absent:

Craig Hubbard
F. X. Heiligenstein
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 September 20, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2017 shows a Beginning Balance of \$11,392.13, Total Disbursements of \$16,870.00 , Receipts of \$11,679.67, Allocated Pool Interest in the amount of \$4.56 with a Balance at Month End of \$6,206.36.

b. **Payment Account Activity:** The Payment Account Activity Report for September 2017 shows a Beginning Balance of \$1,173,716.64 and a Balance at Month End of \$1,185,055.78.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for September 2017 shows the Amount of Penalty as \$13,470.51; the Amount of Tax as \$37,982.09; Year to Date Totals of the Amount of Penalty as \$430,500.81 and the Year to Date Amount of Tax as \$1,115,479.61. The Total Collected Year to Date is \$1,545,980.42.

The Mobile Home Monthly Redemption Report for September 2017 shows the Amount of Penalty as \$746.59; the Amount of Tax as \$2,141.80; 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 October 2017 there were 79 resolutions presented to the Committee for consideration showing a Total Collected of \$316,858.61, total to County Clerk of \$5,418.81, total to Auctioneer of \$2,465.25, total to Recorder of Deeds \$5,514.25, total to Agent of \$93,242.38, total to County Treasurer of \$209,835.11 and a total to County of \$220,768.17

e. **Update Report:**

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. Strohmeier presented a list of accounts which were paid in full. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr. to approve Paid in Full Accounts as presented. Motion carried.
- b. **Down Payment Accounts:** Mr. Strohmeier 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 by Mr. Crawford, seconded by Mr. Mosley, Jr. to approve Down Payment Accounts as presented. Motion carried.
- c. **ZS III LLC BY Zelman Sanders:** Mr. Sanders requested an extension on account #201301623. The property is located 1409 N. 44th Street in East St. Louis. The account is delinquent for taxes in the amount of \$10,774.47. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$1,700.00 now and \$455.00 to be paid by November 17, 2017 and approve a six (6) month time payment extension. Motion carried.
- d. **Joe Williams:** Mr. Williams requested an extension on account #201101944. The property is located at 3910 Walnut Street in Alorton. The account is delinquent for taxes in the amount of \$2,032.22. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$403.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **Chaunce Gillespie:** Mr. Gillespie requested a reinstatement with time payments on account #201200261. The property is located at 1607 Wilford Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$5,382.64. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$561.00 now and \$500.00 to be paid by November 3, 2017, remove from the sale, reinstate the account and approve a six (6) month time payment extension. Motion carried.
- f. **Barbara K. Henderson:** Ms. Henderson requested a reinstatement with time payments on account #201201664. The property is located at 1503 Cleveland Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$1,709.97 and is in the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$326.00, remove from the sale, reinstate the account and approve a six (6) month time payment extension. Motion carried.

Ms. Henderson requested a reinstatement with time payments on account #201201665. The property is located at 1507 Cleveland Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$1,127.85 and is in the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$210.00, remove from the sale, reinstate the account and approve a six (6) month time payment extension. Motion carried.
- g. **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 \$6,456.22. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$1,285.00 and approve a six (6) month time payment extension will full County Board approval. Motion carried.
- h. **Ellis Vaughn:** Ms. Vaughn requested an extension on account #201302897. The property is located at 8002 State Street in East St. Louis. The account is delinquent for taxes in the amount of \$15,249.54. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$3,050.00 and approve a six (6) month time payment extension. Motion carried.
- i. **Jessie Mosley:** Mr. Mosley requested an extension. The property is located at 6501 St. Clair Avenue in East St. Louis and is in the auction sale. Mr. Mosley stated he did not have the required down payment at this time. The account is delinquent for taxes in the amount of approximately \$49,000.00. Mr. Mosley advised he did not want to bid on the property at the auction sale. Mr. Mosley requested that he be allowed to make a down payment of \$4,000.00 in a few days and an additional \$4,000.00 a couple of weeks later. The required down payment on the property is \$8,000.00. Discussion ensued with comments from Mr. Mosley, Jr. and Mr. Strohmeier. No action.

- j. **Laura Brown:** Ms. Brown requested a reinstatement with time payments on account #201000662. The property is located at 1668 N. 36th Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$4,324.21. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$850.00, remove from the auction, reinstate the account and approve a six (6) month time payment extension with full County Board approval. Roll call vote with Mr. Mosley, Jr., Mr. Crawford and Mrs. McIntosh voting Yea and Chairman Mosley voting nay. Motion carried.
- k. **Earlest Johnson:** Mr. Johnson requested a reinstatement with time payments on account #201202605. The property is located at 631 N. 75th Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$14,233.08. The required down payment on this account is \$2,828.00. Discussion ensued with comments from Mr. Mosley, Jr. and Mr. Strohmeyer. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$800.00 now and \$500.00 each month until down payment is paid, remove from the auction sale, reinstate the account and approve a six (6) month time payment extension. Roll call vote with Mr. Mosley, Jr., Mr. Crawford and Mrs. McIntosh voting Yea and Chairman Mosley voting Nay. Motion carried.
- l. **GRL Investments LLC by Corey Carter:** GRL Investments LLC requested a reinstatement with time payments on account #200905036. The property is located at 7012 Shipley Lane in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$11,183.45. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$2,220.00, remove from the auction sale, reinstate the account and approve a six (6) month time payment extension with full County Board approval. Roll call vote with Mr. Mosley, Jr., Mr. Crawford, Mrs. McIntosh voting Yea and Chairman Mosley voting Nay. Motion carried.
- m. **Ronald McCoy:** Mr. McCoy requested a reinstatement with time payments on account #200700096. The property is located at 800 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$23,851.71. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$4,752.00 to be used to pay off other accounts, remove from sale, reinstate account and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103221. The property is located at N. 8th Street & Rear 8 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$1,399.01. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$261.00 to be used to pay off other accounts, remove from sale, reinstate account and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103222. The property is located at N. 8th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,474.39. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$276.00 to be used to pay off other accounts, remove from sale, reinstate account and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103224. The property is located at N. 9th Street & Rear 9 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$786.41. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$786.41 and remove from sale. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103225. The property is located at N. 9th Street & Rear 9 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$786.41. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$786.41 and remove from sale. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103226. The property is located at N. 9th Street & Rear 9 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$786.41. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$786.41 and remove from sale. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103227. The property is located at N. 9th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,111.15. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$1,111.15 and remove from sale. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103228. The property is located at 316 N. 8th Street in East St. Louis. The account is delinquent for taxes in the amount of \$3,098.15. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$804.00, remove from sale, reinstate the account and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103229. The property is located at 312 N. 8th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,113/78. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept a down payment in the amount of \$1,191.44, remove from sale, reinstate the account and approve a six (6) month time payment account. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103230. The property is located at Rear 312 N. 8th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,899.17. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$1,899.17 and remove from sale. Motion carried.

Mr. McCoy requested a reinstatement with time payments on account #201103223. The property is located at N. 9th Street & Rear 9 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$1,439.01. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept payment in full in the amount of \$1,439.01 and remove from sale. Motion carried.

- n. **Sheila McMiller:** Ms. McMiller requested an extension on account #201002244. The property is located at 2721 Bond Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$3,391.68. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$500.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- o. **Victoria Foster:** Ms. Foster requested a reinstatement with time payments on account #201202755. The property is located at 2408 Market Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,967.86. Ms. Foster advised that he home was robbed the day before and the envelope with her down payment money was taken. Ms. Foster was told that the property is in the auction and she should come back when she has the down payment. No action.
- p. **Gregory Warren:** Mr. Warren requested a reinstatement with time payments on account #201101833. The property is located at 7100 Ames Drive in Centreville and is in the auction sale. Any extension will require full County Board approval. The account is delinquent for taxes in the amount of \$1,780.56. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$338.00, remove from the sale, reinstate the account and approve a six (6) month time payment extension. Motion carried.
- q. **Patrice James:** Ms. James requested an extension on account #0716281. The property is located at \$755 N. 41st Street in East St. Louis. The account has a remaining balance in the amount of \$4,052.81. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford, to accept a down payment in the amount of \$809.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- r. **Diana Willyard by Whitney Strohmeier:** Ms. Willyard requested a reinstatement with time payments on account #201000363. The property is located at 240 Judith Lane in Cahokia. The account is delinquent for taxes in the amount of \$4,674.63. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$1,300.00, reinstate the account and approve a six (6) month time payment extension with full County Board approval. Motion carried.

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

- 1) **Bryan Cooper**: Request for reinstatement with time payments on account #201104924.
- 2) **Michelle Harris**: Request for reinstatement with time payments on account #0116158.
- 3) **Edward Mosley**: Request for extension on account #201202137.
- 4) **Tee J. White**: Request for extension on account #0715283.
- 5) **Sylvester Woodhouse**: Request for extension on account #201101944.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported on the Spivey Building that a structural engineer from Oates reported that he could do a walk-through of the Spivey Building for \$4,000.00 to \$5,000.00 to look and see what kind of structural deficiencies exist and whether or not it is worth saving. It was suggested that we contact an architect more so than a structural engineer. Mr. Mitchell stated that he called SCI regarding the asbestos and was told they could do the asbestos survey. They said they would collect 300 samples for \$8,250.00. Mr. Mitchell advised that they think the engineering company that owned the building before they lost it had already done the asbestos survey. Mr. Mitchell advised he has tried to contact the previous owner to find out what has already been done and to date has not received a call back. Discussion ensued with comments from Mr. Mosley, Jr..

Mr. Mitchell further reported that Washington Park is completed and Market and South 16th Street are finished. Mr. Mitchell presented the following invoices for approval for payment: S. Shafer Excavating Inc. in the amount of \$59,800.00 for Washington Park and S. Shafer Excavating in the amount of \$9,000.00 for Market and S. 16th Street; MS Mitch Consulting in the amount of \$10,200.00 for Washington Park and \$850.00 for Market and S. 16th Street. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to approve the invoices from S. Shafer Excavating, Inc. and MS Mitch Consulting for payment. Motion carried.

Mr. Mitchell further advised that on the East St. Louis Project 5, Hayes has already started and on Monday already had four (4) houses down. The one at 1641 Cleveland, the guy said he was in jail for the last three years and his brother was supposed to be making the payments. Mr. Mitchell said he called Mr. Strohmeyer about the issue and advised the party he needed to come to Edwardsville and pay. Mr. Strohmeyer stated that the gentleman did call the office inquiring about an amount.

Mr. Mitchell advised on East St. Louis Project 6 he is missing a photo of 800 St. Clair Avenue property and he will email it or bring it in next time.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:29 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee