

TRUSTEE COMMITTEE MEETING – SEPTEMBER 20, 2017

The meeting was called to order by Lonnie Mosley at 7:03 p.m.. Roll call was taken, showing a quorum present as follows.

Members Present:

Lonnie Mosley, Chairman
Craig Hubbard
Roy Mosley, Jr.
F. X. Heiligenstein
Joan McIntosh
James Haywood

Members Absent:

Marty Crawford

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 August 23, 2017 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2017 shows a Beginning Balance of \$9,505.60, Total Disbursements of \$- 0 -, Receipts of \$1,881.83, Allocated Pool Interest in the amount of \$4.70 with a Balance at Month End of \$11,392.13.

b. **Payment Account Activity:** The Payment Account Activity Report for August 2017 shows a Beginning Balance of \$1,238,585.24 and a Balance at Month End of \$1,173,716.64.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for August 2017 shows the Amount of Penalty as \$11,328.21; the Amount of Tax as \$26,068.30; Year to Date Totals of the Amount of Penalty as \$417,030.30 and the Year to Date Amount of Tax as \$1,077,497.52. The Total Collected Year to Date is \$1,494,527.82.

The Mobile Home Monthly Redemption Report for August 2017 shows the Amount of Penalty as \$644.54; the Amount of Tax as \$1,920.40; Year to Date Totals of the Amount of Penalty as \$9,357.04 and the Year to Date Amount of Tax as \$24,217.49. The Total Collected Year to Date is \$33,574.53.

d. **Monthly Resolution List:** During the month of September 2017 there were 38 resolutions presented to the Committee for consideration showing a Total Collected of \$173,713.69, total to County Clerk of \$2,613.19, total to Auctioneer of \$1,999.50, total to Recorder of Deeds \$3,335.75, total to Agent of \$48,609.09, total to County Treasurer of \$117,154.91 and a total to County of \$123,103.85

e. **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. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to approve Down Payment Accounts as presented. Motion carried.
- b. **Brvan Cooper:** Mr. Cooper requested a reinstatement with time payments on account #201104924. The property is located at 405 N. 69th Street in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$3,368.74. Any extension will require full County Board approval. Mr. Cooper stated he did not have the required down payment in the amount of \$655.00. It was recommended that Mr. Cooper return to the October 18, 2017 meeting with the full down payment. No action.
- c. **Edward & Chametras Mosley:** Mr. & Mrs. Mosley requested an extension on account #201202137. The property is located 505 N. 49th Street in East St. Louis. The account is delinquent for taxes in the amount of \$8,265.86. any extension will require full County Board approval. Mr. & Mrs. Mosley did not have the required down payment in the amount of \$1,647.00. Discussion ensued with it being recommended that they come back to the Committee when they have the required down payment. The property is not in the October auction. No action.
- d. **Wade Wicks:** Mr. Wicks requested to purchase the property located at 6501 St. Clair Avenue in East St. Louis outside the auction sale. The property is in the October auction sale. Mr. Wicks stated he is a developer of a recycling facility and wants to use the property for that purpose. Mr. Wicks was advised that the Committee cannot sell property to individuals outside the auction sales. Mr. Wicks was instructed to attend the October auction sale and purchase the property. No action
- e. **Betty Stanley:** Ms. Stanley requested a refund on account #0717500. The property is located at 1734 Doris Avenue in Cahokia. The property was purchased in the auction in July and Ms. Stanley requested a reasonable refund due to the fact that after the purchase of the property and they got inside the house is completely mold infested. Ms. Stanley stated the building needs to be condemned and demolished. Ms. Stanley stated she had bought the house for her daughter. Ms. Stanley further stated that the problem is no fixable and will not make code enforcement. Mr. Strohmeyer advised Ms. Stanley that the structures are sold "as is" except for some extenuating circumstances. Discussion ensued with comments and questions from Committee members. No action.
- f. **Sherral Eiland:** Ms. Eiland requested a refund on account #0717037. The property is located at 15 Judith Street in Cahokia. Ms. Eiland purchased the property at the July 26, 2017 auction requested a refund due to the fact that the property burned on August 13, 2017 at 4:30 a.m. and provided a copy of the fire report. Discussion ensued with Ms. Eiland giving the sequence of events leading up to the fire and subsequent to the fire. Mr. Strohmeyer stated that the property was paid in full prior to the fire. Discussion ensued. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood, to approve the refund of the purchase price. Motion carried.
- g. **Tee J. White:** Mr. White requested an extension on account #0715283. The property is located at 775, 781 Lindy Court in East St. Louis. The account has a remaining balance in the amount of \$4,123.52. Mr. White stated he did not have the required down payment in the amount of \$823.00. It was recommended that Mr. White reschedule for the next meeting and have the down payment. No action.
- h. **Sylvester Woodhouse:** 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 \$5,471.10. Mr. Woodhouse advised he did not have the required down payment of \$1,086.00. It was recommended that Mr. Woodhouse reschedule for the next meeting. No action.
- i. **Ricky Stringfellow:** Mr. Stringfellow requested an extension on account #201203000. The property is located at 10 Lakewood Place in Centreville. The account is delinquent for taxes in the amount of \$5,246.25. Any extension will require 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 \$1,050.00 and approve a six (6) month time payment plan with full County Board approval. Motion carried.
- j. **Deonte Wright:** Mr. Wright requested a refund on account #0717446. The property is located at 2914 Market Avenue in East St. Louis. Mr. Wright purchased the property at the July 2017 auction and burned August 18, 2017.

Mr. Wright's account was paid in full in the amount of \$1,000.00. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to approve the request for refund. Motion carried.

- k. **Mildred Jones:** Ms. Jones requested a refund on account #0717039. The property is located at 10 Edgar Street in Cahokia. The property was purchased at the July 2017 auction and when she was able to look inside the property was not what she expected. Ms. Jones was advised that the purchase was not eligible for a refund. Mr. Strohmeyer explained the payment process to Ms. Jones. No action.
- l. **Angela Cosey-Smith:** Ms. Cosey-Smith requested an extension on account #200702735. The property is located at 620 N. 51st Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,395.48. Ms. Cosey-Smith explained her circumstances of why she did not have the required down payment. Mr. Strohmeyer noted that Ms. Cosey-Smith has made payments but it is one of the oldest accounts. It was recommended that Ms. Cosey-Smith get at least \$1,258.00 and come to the next meeting. No action.
- m. **Shellie Howard, Jr.:** Mr. Howard requested an extension on account #201202806. The property is located at 3110 Trendley Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,238.11. A motion was made by Mr. Mosley, Jr., seconded by Mr. Heiligenstein, to accept a down payment in the amount of \$460.00 and approve a six (6) month time payment extension. Motion carried.
- n. The following people were scheduled to attend, but did not show up:
 - 1) **Jessica Frasher:** Request for extension on account #201200193.
 - 2) **Chaunce Gillespie:** Request for reinstatement with time payments on account #201200261.
 - 3) **Mark Lash:** Request for extension on account #201201545. (Called and said he could not make it.)

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that there was a bid opening at 6:00 p.m. tonight for twenty-four (24) houses in East St. Louis. There were three (3) bidders: Hanks, Hayes and Shafer. Hanks was \$190,000.00, Shafer was \$159,250.00 and Hayes was \$133,490.00. Hayes was the lowest qualified bid at \$133,490.00. A motion was made by Mr. Mosley, Jr., seconded by Mrs. McIntosh, to accept the bid of Hayes in the amount of \$133,490.00 for demolition of twenty-four (24) structures in East St. Louis. Motion carried.

Mr. Mitchell further reported that Washington Park is going to start on September 25, 2017 and stated that he had a request that 5443 Avon be added to the list. Mr. Mitchell stated he called Shafer and Shafer said he could do it for \$6,200.00 to add on to the one they are doing now in Washington Park. Mr. Mitchell said we were talking about 12 and we only had 11 and this would be the 12th one. Shafer's original bid on the others was approximately \$53,000.00 and with the added \$6,200.00 it would be approximately \$60,000.00. Mr. Mitchell further inquired if the Committee wanted to add 2419 Market and if so Shafer gave a price of \$6,500.00, but he will have to bill that separately because that is East St. Louis rather than Washington Park. Mr. Mitchell said there was also that 29th Street and 16th Street that he thought he would wait until East St. Louis 5 and put it with that group. Discussion ensued regarding the East St. Louis 5 list of houses and the procedure for adding structures to lists for demolition. Mr. Mitchell stated he would come back to the Committee on the 311 one on 29th Street and the 16th Street structures. A motion was made by Mr. Mosley, Jr., seconded, by Mrs. McIntosh to add 5443 Avon in Washington Park and 2419 Market in East St. Louis to the Shafer contract starting September 25, 2017. Motion carried.

Mr. Mosley, Jr. further stated that the Committee will also be dealing with commercial structures for demolition such as the Spivey Building. Mr. Strohmeyer stated he received approval from Chairman Kern to follow that same procedure that was done for Gateway Hospital for the Spivey Building. Mr. Strohmeyer stated Chairman Kern had some questions as to whether an engineering study could be done on the Spivey Building to make sure it does indeed have to be demolished or is it salvageable and possibly be used for the Amazon proposal and if that could be paid for out of the demolition fund. Mr. Strohmeyer stated he thought that definitely would fall under the demolition fund and could be used even if we do end up demolishing the structure. Discussion ensued regarding other commercial structures to be demolished and redevelopment of East St. Louis. Mr. Strohmeyer noted that there is a building next to the Spivey Building that is attached that in another year and a half or so we will have control of that building. Other lots around the Spivey Building are owned by the City of East St. Louis and Metro.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

Mr. Heiligenstein recommended that the Committee go into Executive Session when there is an issue regarding a visitor to make the entire Committee aware of the issue and for discussion purposes. Discussion ensued with comments from Mr. Mosley, Jr. and Chairman Mosley.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:13 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee