

TRUSTEE COMMITTEE MEETING – APRIL 18, 2018

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
James Haywood
Marty Crawford
Joan McIntosh

Members Absent:

Roy Mosley, Jr.
F. X. Heiligenstein

Mr. Mosley noted that Mr. Mosley and Mr. Heiligensteins' absences were excused.

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 March 21, 2018 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for March 2018 shows a Beginning Balance of \$9,613.08, Total Disbursements of \$0, Receipts of \$11,656.19, with a Balance at Month End of \$21,283.80.
- b. **Payment Account Activity:** The Payment Account Activity Report for March 2018 shows a Beginning Balance of \$1,114,640.01 and a Balance at Month End of \$1,052,628.14.
- c. **Monthly Redemption Reports:** The Real Estate Monthly Redemption Report for March 2018 shows the Amount of Penalty as \$16,527.08; the Amount of Tax as \$51,888.29; Year to Date Totals of the Amount of Penalty as \$107,762.00 and the Year to Date Amount of Tax as \$369,002.32. The Total Collected Year to Date is \$476,764.32.

The Mobile Home Monthly Redemption Report for March 2018 shows the Amount of Penalty as \$781.95; the Amount of Tax as \$2,583.65; Year to Date Totals of the Amount of Penalty as \$3,987.58 and the Year to Date Amount of Tax as \$10,854.68. The Total Collected Year to Date is \$14,842.26.

- c. **Monthly Resolution List:** During the month of April 2018 there were 83 resolutions presented to the Committee for consideration showing a Total Collected of \$288,823.66, total to County Clerk of \$4,991.11, total to Auctioneer of \$2,926.50, total to Recorder of Deeds \$5,416.25, total to Agent of \$79,030.19, total to County Treasurer of \$196,331.42 and a total to County of \$206,738.78.
- d. **Update Report:**

Kimbella Dorrough-Jones – Account #201201164: Received payment of \$410.00 on March 29, 2018.

James Pirtle – Account #201303526: To pay \$952.00 by March 2, 2018. Mr. Strohmeier advised that Mr. Pirtle has not paid the amount as of March 18 2018, and the account is now defaulted.

Bessie and Willie Williams – Account #201304611: Received payment of \$1,157.00 on April 18, 2017.

Extensions: All requests for extensions presented to County Board were 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. Strohmeyer 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. Strohmeyer 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. **Earl Hall – City of Lebanon by Attorney John Long:** Updates regarding Account #201203613 property located at 601 South Cherry Street, Lebanon, IL and what the Village wants to do. Pictures provided. Assessment is that nothing has been done to the outside and the City is really interested in obtaining the property so can take action immediately to demolish and clean it up. Will put a lien on it and try to sell it off. Strohmeyer: Owner had defaulted but day after payment was presented in full. His understanding that the village was hopeful to take control of the building after Trustees had control so that they could do the cleanup they wanted. Always been understanding that being one of the taxing districts that are collecting and foreclosing for and placing in trust for, municipalities in general will take advantage of situation to aid in their pursuit of demolitions and what not as opposed to foreclosing their own. Cuts out of delay and legal expense. While embrace that, extenuating circumstances here is that also try to give every opportunity to every homeowner in the county the chance to pay their taxes and keep their property. What do here with foreclosures are necessary situation usually. Stuck in the middle – homeowner who has technically paid in full, was late, matter of excepting the late payment and honor that or work toward a solution with the city.

The city does not want to take the property – it's a hazard in its current shape. Strohmeyer: spoke to Mr. Hall on the phone and owner expressed that it wasn't so much the house, but the property that held sentimental value and at that time was hopeful that something could be worked out that taxes got paid – that helps everybody so the village goes forward with demolition and owner is able to retain that property with a lien or whatever. Owner expressed that he was interested in some of solution.

Attorney Long: Bottom line is that is a beautiful corner lot that has value. City does not want control of the property but wants to take away the hazards not conducive to the health and wealth-being of anyone. The property has no water or sewer to it.

Mr. Hall expressed interest in having the house demolished but there are houses worse than his. Doesn't think the city could act on tearing it down as fast as he could. He could like to incur the cost of tearing it down himself.

Female voice: Thought that in the past, it was agreed that the city would have it torn down and they could pay the lien back.

Trustee committee concern is stuck in the middle as arbitrator and that is not our role. Have achieved role of collecting outstanding taxes with some technicality and some agreement needs to be reached between Mr. Hall and the City. Concerns about his ability to have the house demolished anytime soon. If City can get it, tear it down put a lien on it and hand it back to him with a lien on it, all cleaned up. Mr. Hall: How long would it take to tear it down? The first thing have to do is get the council to go through process to expend the funds.

City attorney will give some thought to drawing up consent for Mr. Hall to sign which would spell everything

Mr. Hall indicated that he wanted to come to an agreement wherein the city would give him 120 days to demolish the house and clean up the yard as well as cap the utilities. Would need a demolition company to do the job.
No action.

- e. **Marius Jackson:** Mr. Jackson requested a reinstatement with time payments on account #200902216. The property is located at 4300 Bond Avenue, in Alorton and is in the auction sale. The account is delinquent for taxes in the amount of \$12,207.60. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to remove from the auction, reinstate the account, accept a down payment in the amount of \$2,423.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Marius Jackson: Mr. Jackson requested a reinstatement with time payments on account #200902267. The property is located at 603 Tulane Drive, in Centreville and is in the auction sale. The account is delinquent for taxes in the amount of \$6,899.93. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to remove from the auction, reinstate the account, accept a down payment in the amount of \$1,361.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Marius Jackson: Mr. Jackson requested a reconveyance on account #201202879. The property is located at 4300 Bond Avenue, in Alorton and is in the auction sale. The account is delinquent for taxes in the amount of \$10,101.89. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to remove from the auction sale, reconvey the account, accept a down payment in the amount of \$2,021.00 and approve a six (6) month time payment extension. Motion carried.

- f. **Millicent Cason by DeMario Cason:** Ms. Cason requested a reinstatement with time payments on account #0717445. The property is located at 2713 Trendley Avenue, in Centreville. The account has a remaining balance in the amount of \$2,856.31. A motion was made by Mr. Crawford, seconded by Mr. Haywood, to reinstate the account, accept a down payment in the amount of \$552.00 and approve a six (6) month time payment extension. Motion carried.
- g. **Thelma Cotton:** Ms. Cotton requested a reinstatement with time payments on account #201400756. The account is delinquent for taxes in the amount of approximately \$11,000.00. Ms. Cotton advised she did not have the required down payment at this time in the amount of \$2,200.00. It was recommended that Ms. Cotton reschedule for another meeting when she had the required funds. No action.
- h. **Albert J. Harris, II:** Mr. Harris requested a reinstatement with time payments on account #0717008. The property is located at 1250, 1270 State Street and 435 N. 13th Street in East St. Louis. The account has a remaining balance in the amount of \$5,653.31. A motion was made by Mr. Crawford, seconded by Mr. Haywood to reinstate the account, accept a down payment in the amount of \$1,115.00 and approve a six (6) month time payment extension. Motion carried.
- i. **Bettye Cunningham:** Ms. Cunningham requested a reinstatement with time payments on account #201302305. The property is located 2130 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$8,857.73. Ms. Cunningham advised she did not have the required down payment at this time in the amount of \$1,700.00. It was recommended that Ms. Cunningham reschedule for another meeting when she had the required down payment. No action.
- j. **Ronald and Denise Fields:** Mr. and Mrs. Fields requested a reinstatement with time payments on account #201302382. The property is located at 518 North 24th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,665.30. A motion was made by Mr. Crawford, seconded by Ms. McIntosh, to accept a down payment in the amount of \$517.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **Sherri Pruitt:** Ms. Pruitt requested a reinstatement with time payments on account #201000521. The property is located at 5520 Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,003.33. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$182.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000518. The property is located on Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,003.33. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$182.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000519. The property is located on Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,003.33. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$182.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000520. The property is located on 5520 Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,003.33. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$182.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000514. The property is located at 5514 Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,108.80. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$188.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000515. The property is located at 5514 Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,078.90. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$182.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

Sherri Pruitt: Ms. Pruitt requested a reinstatement with time payments on account #201000517. The property is located at 5514 Thomas Avenue in East St. Louis and is in the auction sale. The account is delinquent for taxes in the amount of \$1,035.90. Any extension will require full County Board approval. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh to reinstate the account, accept a down payment in the amount of \$189.00 to be paid by April 25, 2018, to remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- l. **Focused Development:** Focus Development requested a reinstatement with time payments on account #0717237. The property is located at 1739 St. Louis Avenue and 301 North 18th Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$6,493.31. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$1,282.00 and approve a six (6) month time payment extension. Motion carried.

Focused Development: Focus Development requested a reinstatement with time payments on account #0717294. The property is located at 776 Post Place and College Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$9,693.31. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, remove from the auction and accept a down payment in the amount of \$1,922.00 and approve a six (6) month time payment extension. Motion carried.

- m. **Judy Mask:** Ms. Mask requested a reinstatement with time payments on account #201304900. The property is located at 2120 Doris Avenue in Cahokia. The account is delinquent for taxes in the amount of \$1,734.41. A motion was made by Mr. Hubbard, seconded by Ms. McIntosh, to accept a down payment in the amount of \$328.00 to be paid by April 25, 2018, and approve a six (6) month time payment extension. Motion carried.
- n. **Robin Scott:** Ms. Scott requested an extension on account #0717437. The property is located at 708 North 84th Street in East St. Louis. The account has a remaining balance in the amount of \$2,137.25. A motion was made by Ms. McIntosh, seconded by Mr. Crawford, to accept a down payment in the amount of \$425.00 and approve a six (6) month time payment extension. Motion carried.

- o. **Lawanda Carraway:** Ms. Carraway requested a reinstatement with time payments on account #0717197. The property is located at 1137 North 44th Street in Washington Park and is in the auction sale. The account has a remaining balance in the amount of \$11,093.31. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to reinstate the account, remove from the auction sale and accept a down payment in the amount of \$2,202.00 to be paid by April 25, 2018 and approve a 6 month time payment extension. Motion carried.
- p. **Calvin Carter :** Mr. Carter requested a reinstatement with time payments on account #1014207. The property is located at 509 North 24th Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$6,118.51. Any extension requires full County Board approval. A motion was made by Ms. McIntosh, seconded by Mr. Crawford, to reinstate the account, remove from the auction sale, accept a down payment in the amount of \$1,209.00 to be paid by April 25, 2018 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- Calvin Carter :** Mr. Carter requested a reinstatement with time payments on account #0417090. The property is located at 1500, 1506 North 45th Street in East St. Louis. The account has a remaining balance in the amount of \$3,960.48. Discussion ensued with Mr. Carter advising he did not have the required down payment. It was recommended he come to a later meeting when he had the required down payment. No action.
- Calvin Carter :** Mr. Carter requested a reinstatement with time payments on account #0717280. The property is located at 520 North 24th Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$5,693.31. A motion was made by Ms. McIntosh, seconded by Mr. Crawford, to reinstate the account, remove from the auction and accept a down payment in the amount of \$1,200.00 to be paid by April 25, 2018 and approve a six (6) month time payment. Motion carried.
- q. **ZS III, LLC :** ZS III, LLC requested a reinstatement with time payments on account #201301623. The property is located at 1409 North 44th Street in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$10,948.87. A motion was made by Mr. Mosley, seconded by Mr. Crawford, to reinstate the account, remove from the auction and accept a down payment in the amount of \$1,700.00 and \$466.00 to be paid by April 25, 2018 and approve a six (6) month time payment. Motion carried
- r. **Michael Suggs:** Mr. Suggs requested an extension on account #201201853. The property is located at 2401 St. Louis Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$7,990.74. Mr. Suggs advised he did not have the required down payment at this time in the amount of \$1,592.00. No action.
- s. **James Bohanna by Tomica Bohanna:** Mr. Bohanna requested an extension on account #201304306 . The property is located at 804 Nelson Avenue in Cahokia. The account has a remaining balance in the amount of \$5,231.05. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$1,040.00 and approve a six (6) month time payment extension. Motion carried.
- t. **Menyoun Jordan:** Ms. Jordan requested an extension on account #201202006 . The property is located at 757 North 40th Street in East St. Louis. The account has a remaining balance in the amount of \$6,238.39. A motion was made by Mr. Crawford, seconded by Ms. McIntosh, to accept a down payment in the amount of \$1,248.00 and approve a six (6) month time payment extension. Motion carried.
- u. **Walter Skinner:** Mr. Skinner requested an extension on account #201201853 . The property is located at 3739 Converse Avenue in Alorton. The account has a remaining balance in the amount of \$3,268.31. Any extension would 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 \$652.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- v. **Lakecia Cole:** Ms. Cole requested an extension on account #201202002. The property is located at 742 North 38th Street in East St. Louis. The account is delinquent for taxes in the amount of \$11,505.96. Ms. Cole advised she did not have the required down payment at this time. No action.

Lakecia Cole: Ms. Cole requested an extension on account #200702735. The property is located at 900 Pennsylvania Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$7,809.04. Any extension would require full County Board approval. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to accept a down payment in the amount of \$1,560.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- w. **Angela Cosey-Smith and Mamie Cosey :** Ms. Cosey-Smith requested a reinstatement with time payments on account #200702735. The property is located at 620 North 51st Street in East St. Louis. The account has a remaining balance in the amount of \$6,414.54. Any extension requires full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, and accept a down payment in the amount of \$1,257 .00 and approve a six (6) month time payment with full County Board approval with no more extensions. Motion carried.
- x. **Marco Brownlee :** Mr. Brownlee requested a reinstatement with time payments on account #201303411. The property is located at 4318 Bennett Avenue in Centreville. The account has a remaining balance in the amount of \$2,304.93. A motion was made by Ms. McIntosh, seconded by Mr. Haywood, to reinstate the account, and accept a down payment in the amount of \$2,062.00, remove from the auction and approve a six (6) month time payment. Motion carried.
- y. **Tiffany Clark :** Ms. Clark requested a reinstatement with time payments on account #0717002. The property is located at 52 St. Clair Avenue in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$7,280.81. Ms. Clark stated that when she bought the property she didn't realize that she only owned half. She has unsuccessfully tried to reach the other owners. She may request a reinstatement with time payments or a refund. No action.
- z. **Marquetta Harrison :** Ms. Harrison requested a reinstatement with time payments on account #201303411. The property is located at 4315 Bennett Avenue in Centreville. The account has a remaining balance in the amount of \$2,304.93 A motion was made by Ms. McIntosh, seconded by Mr. Haywood, to reinstate the account, and accept a down payment in the amount of 555.00 and approve a six (6) month time payment. Motion carried.
- aa. **Louise Blue:** Ms. Blue requested an extension on account #0717335. The property is located at 6290 St. Clair Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,949.25. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$588.00 by May 18, 2018 to approve a six (6) month time payment extension. Motion carried.
- bb. **Broque Johnson :** Mr. Johnson requested a reinstatement with time payments on account #201303031. The property is located at 616 North 73rd in East St. Louis and is in the auction sale. The account has a remaining balance in the amount of \$6,291.04. A motion was made by Mr. Haywood, seconded by Ms. McIntosh, to reinstate the account, and accept a down payment in the amount of \$1,232.00, remove from the auction and approve a six (6) month time payment. Motion carried.
- cc. **Mary Richards :** Ms. Richards requested a reinstatement with time payments on account #0713082. The property is located at 1813 North 38th Street in East St. Louis. The account has a remaining balance in the amount of \$3,834.88. She inquired about the date of the next auction. She is not eligible for another extension and will try to buy the property at the auction. No action.
- dd. **JoAnn Samuel-Rucker:** Ms. Samuel-Rucker requested an extension on account #201201829. The property is located at 2141 St. Louis Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,721.98. Ms. Samuel-Rucker advised she did not have the required down payment at this time. No action.
- ee. The following people were scheduled to attend, but did not show up:
 - 1) **Ricardo Mason:** Request for extension on account #0716186.
 - 2) **Stephan Mosley:** Request for reinstatement with time payments on account #200905038.
 - 3) **Tee J. White:** Request for reinstatement with time payments on account #0717302.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported as follows: There was a bid opening for 20 houses in Washington Park at 6:00 p.m. There were 3 bidders: Hank's Excavating - \$132,000; Schaeffer Excavating - \$106,985; and Hayes Contracting - \$164,080. Mr. Mitchell recommended awarding the contract to the lowest bidder, Schaeffer Excavating. He noted that the remaining funds in the account could be used toward additional demolition projects.

Motion was made by Mr. Hubbard, seconded by Mr. Haywood, to accept the lowest bid submitted by Schaeffer Excavating. Motion carried.

Mr. Mitchell advised that there would be a bid opening for the demolition of an additional 14 houses on May 23 at 6:00 p.m. He added that one more bid process will occur after that for the demolition of roughly 15 houses.

Discussion was held regarding the Spivey Building demo. Rex Carr law firm owns the building attached to it. He is deceased, but there is a partner in Florida that office has contacted. There are delinquent taxes on it and he is trying to sell that property so it may be something that can be worked out. The Spivey Building is a 12 story building and law office is 2 story. Demolition of the Spivey Building will cause damage to the building next door. Property may be worth more as a vacant lot. Will move forward with discussions.

Mr. Strohmeyer stated Chairman Kern contacted him about a 3 story brick building at 4100 Trendley in Centreville. A woman was raped and attacked last week in the building and needs to be demolished. Location of property is in Centreville and not part of demolition program. However, schools are in East St. Louis District 189, which are in the demolition program. Mr. Strohmeyer will talk to Chairman Kern and come up with some sort of solution.

Mr. Strohmeyer noted that there is an issue on property at 717 N. 32nd. Trustees own half of the house. Discussion ensued and it was recommended that they tear half the house down and let the City deal with the other half.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

Discussion ensued regarding auction now starting at 6 p.m.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 9:00 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee