

TRUSTEE COMMITTEE MEETING – AUGUST 22, 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
Joan McIntosh
Marty Crawford (arrived at 7:10 p.m.)
Roy Mosley, Jr.
James Haywood

Members Absent:

F. X. Heiligenstein

Others Present:

Whitney Strohmeyer, Tax Agent Office
Cheryl Goodrick, 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 July 18, 2018 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2018 shows a Beginning Balance of \$25,599.00, Total Disbursements of \$-0- , Receipts of \$11,430.63, Allocated Pool Interest in the amount of \$27.79 with a Balance at Month End of \$37,057.42.
- b. **Payment Account Activity:** The Payment Account Activity Report for July 2018 shows a Beginning Balance of \$1,057,358.42 and a Balance at Month End of \$1,181,475.72.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for July 2018 shows the Amount of Penalty as \$16,602.53; the Amount of Tax as \$42,655.51; Year to Date Totals of the Amount of Penalty as \$287,792.83 and the Year to Date Amount of Tax as \$826,181.33. The Total Collected Year to Date is \$1,113,974.16.

The Mobile Home Monthly Redemption Report for July 2018 shows the Amount of Penalty as \$225.10; the Amount of Tax as \$625.30; Year to Date Totals of the Amount of Penalty as \$7,196.65 and the Year to Date Amount of Tax as \$18,749.59. The Total Collected Year to Date is \$25,946.24.
- d. **Monthly Resolution List:** During the month of August 2018 there were 176 resolutions presented to the Committee for consideration showing a Total Collected of \$274,037.34, total to County Clerk of \$10,984.24, total to Auctioneer of \$3,145.50, total to Recorder of Deeds \$15,623.00, total to Agent of \$102,043.22, total to County Treasurer of \$142,204.54 which has been reduced by refunds due by \$8,264.66 for a revised total of \$133,939.88 and a total to County of \$168,811.78.

Mr. Strohmeyer reported that there is a change to the report. He received a request from the Treasurer's Office concerning a refund that the committee approved. He explained that if money has already been dispersed to the Treasurer's Office and then out to the taxing district it causes a problem for them to pull that back due to software difficulties and balancing. The Treasurer's Office requested that they withhold from a future distribution on a sale in the same taxing district codes. Mr. Strohmeyer stated that they opened a checking account entitled "Trustee Refund Account" with a balance of \$10,000.00 and they will front the money so the purchaser receives their cash. They will select a property sale account in the next month's resolution list with the same taxing district codes and they will withhold those funds to reimburse the account. Mr. Strohmeyer pointed out the changes to the report and the reduction of \$8,264.66 paid to the Treasurer's Office.

- e. **July 2018 Auction Sale:** At the July 2018 Auction Sale properties were sold totaling \$747,209.00 with the Recorder's Office being paid \$11,118.00 and the Auctioneer being paid \$11,208.13 for a total contract price of \$769,535.13.

Mr. Strohmeyer stated that it was decided to have the auction for only one day in October. All structures not offered in July will be offered in the October sale.

- f. **Returned Check Report (July 2018 Auction Sale):**

Stephanie Wicks: Check totaling \$1,000.00 returned. Check replaced.

Rickey C. Foots: Check totaling \$800.50. Check not replaced.

Isaiah Carter: Check totaling \$750.00. Check not replaced.

Latoya N. Johnson: Checks totaling 3,000.00. Checks not replaced

Mary Cook: Check totaling \$805.00. Check replaced.

- g. **Update Report:**

Sylvester Woodhouse – Account #201201545: Payment of \$826.00 to be paid by July 11, 2018. Paid \$400.00 on July 13, 2018. Paid \$200.00 on July 19, 2018. Paid \$250.00 on August 6, 2018. Account extended.

A-1 Realtors - Account #201301652: Payment of \$657.00 to be paid by August 10, 2018. Paid \$400.00 on August 13, 2018. Mr. Strohmeyer advised that A-1 Realtors has not paid the full amount and the account has been defaulted.

Calvin Cook - Account #201303375: Payment of \$331.00 to be paid by July 25, 2018. Paid \$331.00 on July 23, 2018.

Grady Hill - Account #201304710: Payment of \$873.00 to be paid by July 25, 2018. Mr. Strohmeyer advised that Mr. Hill has not paid the amount and the account has been defaulted.

Sheila McMiller - Account #201002244: Payment of \$494.00 to be paid by August 10, 2018. Mr. Strohmeyer advised that Ms. McMiller has not paid the amount and the account has been defaulted.

Michael Suggs - Account #201201853: Payment of \$83.00 to be paid by July 25, 2018. Paid \$83.00 on July 25, 2018.

Michael Suggs - Account #201201854: Payment of \$1,433.00 to be paid by July 25, 2018. Paid \$1,437.00 on July 25, 2018.

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. **Glenda Merriweather and Christopher Nunn:** Ms. Merriweather requested an extension on account #201302650. The property is located at 753 Terrace Drive in East St. Louis. The account is delinquent for taxes in the amount of \$5,145.49. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Haywood to accept a down payment of \$800.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **Dion Thorpe:** Mr. Cooper 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 \$6,038.75. 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 \$500.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **Anthony Washington:** Mr. Washington purchased auction Item 0718397. The property is located at 4916 Old Missouri Ave in Alorton for \$10,000. He stated an addition that was built on the house years ago encroaches on the neighboring lot. The owner of the neighboring lot has requested he remove the addition. He believes it will cost about \$5,000 to remove and repair the resulting open wall and is requesting a reduction of \$5,000 to his purchase price. Mr. Mosley, Jr. stated we could not do that. Mr. Strohmeyer will research and contact Mr. Washington with options. No action.
- f. **John Rachas:** Mr. Rachas requested reinstatement with time payments on account #201100644. The property is located at 2545 North 42nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,485.27. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to accept a down payment in the amount of \$484.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Janice Wiley:** Ms. Wiley requested an extension on account #201305244. The property is located at 1108 S. 56th Street in East St. Louis. The account is delinquent for taxes in the amount of \$1,462.15. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr. to accept a down payment in the amount of \$286.00 and approve a six (6) month time payment extension. Motion carried.
- h. **Andea Roldan:** Ms. Roldan attended the auction and she stated she read that if property sells at auction it has to be paid in 60 days however extensions are available. She questioned Mr. Strohmeyer about the extension process. He explained the purchase and extension process. Mr. Strohmeyer told her to send him an email with the properties she was interested in. No action.
- i. **Angela Ford:** Ms. Ford requested reinstatement with time payments on account #0718455. The property is located at 921 Water Street in Cahokia. The account is delinquent for taxes in the amount of \$6,399.25. She is requesting a refund of \$1,760.00 because basement is full of water and the home needs numerous repairs which she cannot afford. Mr. Mosley, Jr. suggested that they put the house in the October auction and if it sells she can get her refund. Mr. Strohmeyer will put in the October auction and contact Ms. Ford after the auction. No action.
- j. **Tymeka Conner:** Ms. Conner requested an extension on account #1017260. The property is located at 61 Helen Court in Cahokia. The account is delinquent for taxes in the amount of \$3,155.75. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$427.00 and approve a six (6) month time payment extension with full County Board approval. This will be the last extension. Motion carried.

Ms. Conner requested an extension on account #1017280. The property is located at 55 West Adams in Cahokia. The account is delinquent for taxes in the amount of \$3,280.25. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr. 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. This will be the last extension. Motion carried.

- k. **Carraway and Tremell Norman:** Ms. Norman requested an extension on account #201302461. The property is located at 650 North 37th Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,835.04. The property is not in the auction sale. 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 \$1,000 and a balance of \$559.00 to be paid by September 7, 2018 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- l. **JJE Realestate:** JJE Realestate requested a reinstatement with time payments on account #0118181. The property is located at 813 Mildred Avenue in Cahokia. The account is delinquent for taxes in the amount of \$5,268.92. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$1,042.00 and approve a six (6) month time payment extension. Motion carried.

JJE Realestate requested a reinstatement with time payments on account #0118260. The property is located at 1132 Water Street in Cahokia. The account is delinquent for taxes in the amount of \$3,668.92. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$722.00 and approve a six (6) month time payment extension. Motion carried.

JJE Realestate requested a reinstatement with time payments on account #0118291. The property is located at 1916 Doris Avenue in Cahokia. The account is delinquent for taxes in the amount of \$2,268.92. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$442.00 and approve a six (6) month time payment extension. Motion carried.

JJE Realestate requested a reinstatement with time payments on account #0118285. The property is located at 129 & 131 Blue Water Lane in Cahokia. The account is delinquent for taxes in the amount of \$6,468.42. A motion was made by Mr. Haywood, seconded by Mr. Mosley, Jr., to accept a down payment in the amount of \$1,282.00 and approve a six (6) month time payment extension. Motion carried.

- m. **Pamela Luster:** Ms. Luster requested an extension on account #201300309. The property is located at 3205 Douglas Avenue in East St. Louis. The property is delinquent for taxes in the amount of \$5,342.76. The property is not in the auction sale. 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 \$800.00 and a balance of \$263.00, to be paid by September 14, 2018, and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Antonio Winters:** A-1 Realtors requested an extension on account #1017300. The property is located at 23 North 10th Street in Belleville. The property is delinquent for taxes in the amount of \$6,499.25. The property is not in the auction sale. 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 \$1,300.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- o. **Rocky Miller:** Mr. Miller requested an extension on account #1017123. The property is located at 1118 North 43rd Street in Washington Park. The property is delinquent for taxes in the amount of \$6,038.72. 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 \$1,210.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- p. **Charlie Burris:** Mr. Burris requested an extension on account #1017246. The property is located at 6229 Church Road in Centreville. The property is delinquent for taxes in the amount of \$7,199.25. Any extension would 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 \$1,440.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- q. **James Jones:**Mr. Jones requested an extension on account #201300309. The property is located at 1620 Bond Avenue in East St. Louis. The property is delinquent for taxes in the amount of \$4,357.23. The property is not in the auction sale. A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to accept a down payment in the amount of \$300.00 and a balance of \$565.00 to be paid by September 14, 2018 and approve a six (6) month time payment extension. Motion carried
- r. **Chaunce Gillespie:**Mr. Gillespie requested an extension on account #201200261. The property is located at 1607 Wilford Avenue in East St. Louis. The property is delinquent for taxes in the amount of \$4,453.13. This property is not in the auction sale. He did not have any funds this evening. He rescheduled for the September meeting. No action.
- s. The following people were scheduled to attend, but did not show up:
- 1) **Laharma Merritt:** Request for extension on account #201302426.
 - 2) **Carl and Stephanie Evans:** Request for extension on account #201202620.
 - 3) **Lorenzo Johnson:** Request for extension on account #201402044.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell stated that SCI went to the previous Clark Middle School and did the asbestos inspections. There is a lot of floor tile that contain asbestos. 78 samples were taken and 40 contained asbestos. He presented the invoice for \$5,000.00.

Mr. Mitchell sent bid packets to six different contractors to remove the asbestos. The bid opening will be September 19 at 6 p.m.

Mr. Mitchell also presented an invoice for \$450.00 to do the notification to IEPA about asbestos in three of the buildings located at 6911 Melody, 6919 North 81st Street and 803 North 69th Street.

Motion was made by Mr. Hubbard and seconded by Mr. Mosley, Jr. to accept the invoices for SCI in the amount of \$5,000.00 and Mr. Mitchell's invoice for \$450.00.

Mr. Mitchell reported that Hanks Excavating had not yet started on the demolition but that Schaeffer started on Monday and have six structures demolished and 16 yet to do.

5. **OTHER BUSINESS:**

Mr. Mosley, Jr. questioned Mr. Strohmeyer about a property located at 87th and State Street. He clarified that the Committee would need a letter from the City of East St. Louis to formally request to remove the property from the auction so they may purchase the property.

Mr. Crawford stated that the owner of a property contacted him about a mobile home that the Trustee owns but is on his property. He questioned whether or not that it could be torn down. Mr. Strohmeyer explained that they do not tear down but if a purchaser is found they could go to the Judge and get an order to title it directly to the purchaser. The property owner would like to tear it down. Mr. Strohmeyer said that they could give him a court ordered paper that allows him to do that. The price would be \$750.00.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8.23 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee