

TRUSTEE COMMITTEE MEETING – MARCH 21, 2018

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
Roy Mosley, Jr.
Craig Hubbard
James Haywood
Marty Crawford (Arrived 7:18 p.m.)

Members Absent:

Joan McIntosh
F. X. Heiligenstein

Others Present:

Neal Wallace, 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 February 21, 2018 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for February 2018 shows a Beginning Balance of \$10,216.25, Total Disbursements of \$82,545.09, Receipts of \$81,921.33, Allocated Pool Interest in the amount of \$20.59, with a Balance at Month End of \$9,613.08.
- b. **Payment Account Activity:** The Payment Account Activity Report for February 2018 shows a Beginning Balance of \$1,300,364.07 and a Balance at Month End of \$1,114,640.01.
- c. **Monthly Redemption Reports:** The Real Estate Monthly Redemption Report for February 2018 shows the Amount of Penalty as \$24,427.11; the Amount of Tax as \$54,634.69; Year to Date Totals of the Amount of Penalty as \$50,777.08 and the Year to Date Amount of Tax as \$141,052.52. The Total Collected Year to Date is \$191,829.60.

The Mobile Home Monthly Redemption Report for February 2018 shows the Amount of Penalty as \$857.48; the Amount of Tax as \$2,000.90; Year to Date Totals of the Amount of Penalty as \$2,427.59 and the Year to Date Amount of Tax as \$6,384.23. The Total Collected Year to Date is \$8,811.82.

- c. **Monthly Resolution List:** During the month of March 2018 there were 68 resolutions presented to the Committee for consideration showing a Total Collected of \$246,210.38, total to County Clerk of \$4,522.08, total to Auctioneer of \$2,650.50, total to Recorder of Deeds \$5,213.50, total to Agent of \$67,745.05, total to County Treasurer of \$166,013.15 and a total to County of \$175,748.73.
- d. **Update Report:**

Kimbella Dorrough-Jones – Account #201201164: To pay \$407.00 by March 31, 2018. No payment as of March 21, 2018.

Erma Millard – Account #0717422: To pay \$457.00 by March 15, 2018. Paid March 5, 2018

James Pirtle – Account #201303526: To pay 952.00 by March 2, 2018. Mr. Wallace advised that Mr. Pirtle has not paid the amount and the account is now defaulted. Mr. Mosley requested an extension of two weeks for payment.

Earlest Johnson – Account #201202605: Account was defaulted and has since received payment. Account has been extended until April.

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. 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. **Erma Millard by Neal Wallace:** Ms. Millard requested a reinstatement with time payments on account #0716381. The property is located at 6919 State Street in East St. Louis. The account has a remaining balance due in the amount of \$3,755.81. Any extension will require full County Board approval. A motion was made by Mr. Mosley, Jr. seconded by Mr. Haywood, to reinstate the account, accept a down payment in the amount of \$738.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **Earl Hall – City of Lebanon by John Long, Wilbert Jenkins and Mayor Wilken:** There are a couple of issues regarding property located at 601 S. Cherry Street in Lebanon that need to be resolved. Mr. Wallace noted that this item is a reconveyance account. It was set again for default on March 15, 2018 and there was no payment received. On March 16, 2018 Mr. Hall came to the Tax Agent's office and paid the entire balance of \$4,010.00. At that point, the funds were set aside and advised the Trustee Committee would have to approve what to do as to going forward. Without that payment, the default would go forward. With that payment his reconveyance is paid in full. The City of Lebanon had contacted the Tax Agent's office and they are interested in proceeding with the demolition and were asking for consent from the Trustee Committee. Mr. Wallace advised that with Mr. Hall having contract rights his consent would be needed also.

City of Lebanon by Mr. Long stated that the property is the worst eye-sore in the City of Lebanon. A folder was presented by Mr. Long with photographs of the property. Mr. Long also advised the Mayor had photos he took today on his phone if the Committee wanted to look at them. The structure is in bad shape and it appears that people go there to hang out and do things that annoy at least one neighbor. Condemned notices have been posted on the property and to this point have gotten zero cooperation from the original owners. The City of Lebanon is very interested in demolishing that structure and cleaning up the lot within the next 30 to 60 days if they can get consent from the Trustee Committee to do so. Mr. Long advised he would be glad to do whatever legal paper work the County would like to see done. Mr. Long stated that for the sake of the neighborhood and the entire town the City wants to be able to demolish the house and clean up the lot.

Discussion ensued with Mr. Mosley, Jr. inquiring how long the notices of violations have been going on and Mr. Long advised they go as far back as 2013 and 2015.

Ear Hall stated that he realizes that he has been a hoarder but feels the house is not that bad and that there are houses in much worse shape than this structure. Mr. Hall stated he has been using dumpsters for the last month. Mr. Hall stated he grew up in the house in question. Mr. Hall stated he has realized for the last two or three years that he needs to do something about cleaning it up. It was stated by family members who were present that Mr. Hall had a dumpster before he even got a letter stating he needed to clean up the property.

Mr. Mosley, Jr. explained to Mr. Hall that it was his property and ultimately is his responsibility to maintain the property. Mr. Mosley also noted that the City of Lebanon is present and has shown that they have given him many notices. Mr. Mosley, Jr. inquired of Mr. Hall what his intentions were to as to bringing this house up to code and what he plans to do to show the City of Lebanon that he is committed.

Mr. Hall and his family members stated that they could clean up the lot and there is not that much wrong with the house. Mr. Mosley, Jr. advised he needed to know a timeline of when they plan to have the structure and the lot up to the expectations of the City of Lebanon.

Mr. Mosey, Jr. recommended that the Committee grant Mr. Hall 30 days to make significant improvements toward the expectations of the City of Lebanon. Mr. Mosley recommended that no action be taken at this time and review the issue in 30 days to see if Mr. Hall is bringing the property up to code. Mr. Wallace noted that the reconveyance process will be on hold until it is determined that Mr. Hall is bringing the property into compliance. Mr. Long advised if the City of Lebanon demolishes the property that it would be at their cost and they would look into if it can be reimbursed for the cost of demolition.

Mr. Wallace recommended that all parties cooperate to achieve the best outcome for all concerned. Discussion ensued regarding demolition costs. Mr. Long stated that the time has come for there to be action on this issue.

Mr. Hall stated that basically the house is not habitable and that it has no sewer or water.

It was recommended that the progress would be revisited in thirty days. No action.

- e. **Chametras Mosley:** Ms. Mosley requested a reinstatement with time payments on account #201202137. The property is located at 505 N. 49th Street in East St. Louis. The account is delinquent for taxes in the amount of \$7,322.09. A motion was made by Mr. Crawford, seconded by Mr. Haywood, to reinstate the account, accept a down payment in the amount of \$1,440.00 and approve a six (6) month time payment extension. Motion carried.
- f. **Stanley Williams by Renisha Walker:** Mr. Williams requested a reinstatement with time payments on account #201302834. The property is located at 8103 State Street in East St. Louis. The account is delinquent for taxes in the amount of \$8,984.48. Any extension will require full County Board approval. A motion was made by Mr. Haywood, Jr., seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,778.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- g. **Callie Davis:** Ms. Davis requested a reinstatement with time payments on account #201300837. The property is located at 2019 N. 25th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,947.10. Any extension will require full County Board approval. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$575.00 and approve a six (6) time payment extension with full County Board approval. . Motion carried.
- h. **Lanitia Walton:** Ms. Walton requested a reinstatement with time payments on account #201301053. The property is located at 1628 N. 42nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$3,572.39. A motion was made by Mr. Haywood, seconded by Mr. Crawford to reinstate the account, accept a down payment in the amount of \$700.00 and approve a six (6) month time payment extension. Motion carried.
- i. **Willie & Bessie Williams:** Mr. & Mrs. Williams requested a reinstatement with time payments on account #201304611. The property is located at 904 St. Williams Drive in Cahokia and is in the April auction. The account is delinquent for taxes in the amount of \$14,866.87. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,800.00 now and an additional \$1,157.00 to be paid by April 15, 2018 and approve a six (6) month time extension. Motion carried.
- j. **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 \$1,691.72. 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 \$400.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- k. **Joseph B. Jordan by David Jordan:** Mr. Jordan requested an extension on account #201300296. The property is located at 1724 & 1726 Brady Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,899.32. 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 \$580.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- l. **Jeremiah Timon:** Mr. Timon requested a reinstatement with time payments on account #0717299. The property is located at 715 Post Place in East St. Louis. The account has a remaining balance in the amount of \$8,880.61. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,760.00 and approve a six (6) month time payment extension. Motion carried.
- m. **Chauneek Fowler:** Ms. Fowler requested a reinstatement with time payments on account #1016015. The property is located at 1818 St. Louis Avenue in East St. Louis. The account has a remaining balance in the amount of \$5,278.37. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$1,036.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- n. **Bianca Monroe:** Ms. Monroe requested a reinstatement with time payments on account #0717063. The property is located at 2551,2553 Waverly Avenue in East St. Louis. The account has a remaining balance in the amount of \$1,318.31. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$252.00 and approve a six (6) month time payment extension. Motion carried.

Ms. Monroe requested a reinstatement with time payments on account #0717080. The property is located at 3616 Waverly Avenue in East St. Louis. The account has a remaining balance in the amount of \$5,265.81. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,046.00 and approve a six (6) month time payment extension. Motion carried.

Ms. Monroe requested a reinstatement with time payments on account #0717082. The property is located at 1661 N. 38th Street in East St. Louis. The account has a remaining balance in the amount of \$4,068.31. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$802.00 and approve a six (6) month time payment extension. Motion carried.
- o. **Waun Martin:** Mr. Martin requested an extension on account #201103128. The property is located at 172 Amelia Drive in Cahokia. The account is delinquent for taxes in the amount of \$3,013.26. The required down payment is \$594.00. An individual speaking on behalf of Mr. Martin advised that Mr. Martin had an aneurysm and is waiting on his income tax refund to make the payment. Mr. Wallace noted that the property is not in the auction sale. It was recommended that Mr. Martin's request be scheduled for the April 18, 2018 meeting. No action.
- p. **Nathaniel McCloud :** Mr. McCloud requested a reinstatement with time payments on account #201303026. The property is located at 618 N. 70th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,093.05. Any extension will require full County Board approval. A motion was made by Mr. Crawford, seconded by Mr. Haywood, to reinstate the account, accept a down payment in the amount of \$1,400.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- q. **Leon Carraway:** Mr. Carraway requested an extension on account #201301992. The property is located at 2914 Renshaw Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,858.04. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to accept a down payment in the amount of \$600.00 and approve a six (6) month time payment extension. Motion carried.
- r. **Cindy V. Willis-Beckman by Mr. Wallace:** Ms. Willis-Beckman requested a reinstatement with time payments on account #201302952. The property is located at 633 N. 87th Street in East St. Louis. A motion was made by Mr. Haywood, seconded by Mr. Crawford, to reinstate the account, accept a down payment in the amount of \$1,058.00 and approve a six (6) month time payment extension. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported as follows: The 1801 WP contains 20 houses, they were sent to asbestos guy and was told they would be finished by this Friday, so will publish tomorrow. Bid opening will be on the 18th of April at 6:00 p.m. before meeting at 7:00 p.m.. Mr. Mitchell stated they will open bids and bring them to the Trustee meeting that night.

Went through ESL group and there are still several in there. Some are gone on that list so it ended up being 36/37 structures. One at 1300 N. 13th St. is a commercial building. Mr. Mitchell stated he is planning on doing commercial ones last because they are going to get expensive due to size of building. There is another commercial structure at 19th and Lynch and another one at 822 Market Street. Mr. Mitchell advised he will do the 3 commercial buildings after residential and get those bid out.

Mr. Wallace stated that regarding the Spivey building, the building next door is owned by the Rex Carr Law Firm, LLC. Rex Carr passed away and the only principal in that firm is retired and in Florida and Mr. Wallace stated he spoke with him. He noted the firm has several surrounding properties, including one next door and they are all due for 2015 taxes so redemption period will expire next summer on them. Mr. Wallace inquired whether he was going to redeem. He said did not know, had them on the market but had no movement. Mr. Wallace does not anticipate he will sign over consent for free. He may be better off if his building was demolished to a vacant lot he may be better off. Certainly better off than having the Spivey building hang over his head. He wanted to be in contact with somebody who had more details as to the demolition and what kind of potential damage there was. Mr. Wallace advised him he would pass on the information. Discussion ensued with Mr. Mosley, Jr. stating that they would be willing to talk with him to see if something can be resolved. It was suggested that Mr. Wallace contact him and try to set up a conference call with Mr. Mosley, Jr. and Mr. Mitchell.

Mr. Mitchell advised he had nothing further to report.

5. **OTHER BUSINESS:**

Mr. Wallace noted regarding the Spivey Building and the Rex Carr building next to it that if we keep it on hold we put pressure on him to do whatever he needs to do.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:22 p.m.. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee