

TRUSTEE COMMITTEE MEETING – SEPTEMBER 19, 2018

The meeting was called to order by Lonnie Mosley at 7:02 p.m. Roll call was taken, showing a quorum present as follows.

Members Present:

Lonnie Mosley, Chairman
Craig Hubbard
Marty Crawford(arrived at 7:03 p.m.)
Roy Mosley, Jr. (arrived at 7:15 p.m.)

Members Absent:

F. X. Heiligenstein
James Haywood
Joan McIntosh

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 22, 2018 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2018 shows a Beginning Balance of \$37,057.42, Total Disbursements of \$-353.45-, Receipts of \$3,630.71, Allocated Pool Interest in the amount of \$38.07 with a Balance at Month End of \$40,372.75.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2018 shows a Beginning Balance of \$1,181,475.72 and a Balance at Month End of \$1,103,670.83.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for August 2018 shows the Amount of Penalty as \$19,949.17; the Amount of Tax as \$50,051.89; Year to Date Totals of the Amount of Penalty as \$307,742.00 and the Year to Date Amount of Tax as \$876,233.22. The Total Collected Year to Date is \$1,183,975.22.

The Mobile Home Monthly Redemption Report for August 2018 shows the Amount of Penalty as \$1,072.76; the Amount of Tax as \$3,230.63; Year to Date Totals of the Amount of Penalty as \$8,269.41 and the Year to Date Amount of Tax as \$21,980.22. The Total Collected Year to Date is \$30,249.63.
- d. **Monthly Resolution List:** During the month of September 2018 there were 52 resolutions presented to the Committee for consideration showing a Total Collected of \$164,449.51, total to County Clerk of \$4,413.58, total to Auctioneer of \$1,432.50, total to Recorder of Deeds \$4,791.00, total to Agent of \$48,172.18, total to County Treasurer of \$104,380.35 and a total to County of \$113,584.93.

e. **Update Report:**

Carraway – Account #201302461: Payment of \$559.00 to be paid by September 7, 2018. Paid \$559.00 on September 5, 2018. Account extended.

James Jones #201300309: Payment of \$565.00 to be paid by September 14, 2018. Mr. Strohmeyer advised that Mr. Jones has not paid the amount.

Pamela Luster - Account #201201490: Payment of \$331.00 to be paid by July 25, 2018. Paid \$331.00 on July 23, 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. **Mount Calvary Church:** Mr. Strohmeyer presented a letter that was sent to Chairman Kern's Office from Mount Calvary Church. Mount Calvary Church has reached out to the Village of Washington Park to acquire 2 properties that the Committee had done demolitions on. The Village did make the request for the Church and contracts were sent to the Village but they were not acted upon due to a miscommunication. Mr. Strohmeyer will email two contracts to Dr. Rogers. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to sell the two (2) properties. Motion carried.
- d. **Sholanda Byrd:** Ms. Byrd requested an extension on account #201202273. The property is located at 7501 Church Lane in East St. Louis. The account is delinquent for taxes in the amount of \$6,625.46. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$1,400.00 and approve a six (6) month time payment extension. Motion carried.
- e. **John Sykes:** Mr. Sykes purchased the property that is located at 729 Mildred Street in Cahokia at the auction in July 2018. Mr. Strohmeyer explained that you get 60 days after the auction to pay it off and you make your down payment the night of the auction. If you need more time then you can pay 20% and ask for a 6 month time extension. No action.
- f. **Lorenzo Powell:** Mr. Powell would like to purchase 7117 Delmar. Mr. Mosley, Jr. explained to the committee that he met with Mr. Powell and told him that the Trustee owned some vacant lots in the block that are for sale. He told Mr. Powell to bring a parcel map to the meeting and explore the opportunity to purchase. If they have been offered at the auction in the last year then Mr. Strohmeyer can send him the contracts for those parcels. If they have not been in the auction then they will be put in the January auction and he can purchase them at that time. No action.
- g. **Lorenzo Johnson:** Mr. Johnson requested an extension on account #2001402044. The property is located at 615 North 84th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,443.42. Any extension would 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 \$485.00 and approve a six (6) month time payment extension with full county board approval. Motion carried.

- h. **Anthony Washington for Sheila Hayden:**Mr. Washington attended last month's meeting and requested a discount on the purchase price of account # 0718397. The property is located at 4916 Old Missouri Avenue in Alorton. Mr. Strohmeyer explained that Mr. Washington has options. He can accept it as is or a refund could be issued because of the mistake concerning the encroachment and it will be put in the October auction. Mr. Mosley, Jr. requested pictures of the encroachment. Mr. Washington would like to retain the property. He will return next month to come to an agreement and finalize the purchase. No action.
- i. **Jamerson Merrett:**Mr. Merritt requested an extension on account #1017122. The property is located at 1130, 1334, 1138 North 43rd Street in Washington Park. The account is delinquent for taxes in the amount of \$1,512.25. Any extension would 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 \$300.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- j. **Lee Byrum Jr.:** Mr. Byrum requested an extension on account #201305288. The property is located at 2317 Cynthia Drive in Cahokia. The account is delinquent for taxes in the amount of \$9,360.01. A down payment of \$1,864.00 is needed for an extension. Mr. Byrum did not have the funds needed today. He was instructed to come back next month or go to the Edwardsville office and make the payment. No action.
- k. **Sandy Taylor:** Mr. Taylor requested an extension on account #1017214. The property is located at 769 Mildred in Cahokia. The account is delinquent for taxes in the amount of \$4,978.42. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept full payment in the amount of \$4,978.42. Motion carried.

Sandy Taylor requested an extension on account #1017293. The property is located at 302 South 47th Street in Belleville. The account is delinquent for taxes in the amount of \$15,458.42. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$21.58 and approve a six (6) month time payment extension. Motion carried.
- l. **Brian Dean:**Mr. Dean is expressing interest in trying to save the Spivey Building. He was also interested in Clark Junior High School building. Mr. Strohmeyer explained that it was voted on this evening to demolish the Junior High School Building and how dangerous the building had become. Mr. Dean expressed interest in using the Spivey Building to start a company and went on to explain his restoration plan and budget. The Committee was concerned that Mr. Dean was not aware of the high costs associated with asbestos surveying and abatement. Mr. Strohmeyer will email Mr. Dean a report of the costs associated with the demolition of Clark Junior High School to give Mr. Dean an idea of associated costs.
- m. **Reginald Marion:**Mr. Marion came again to the Committee to discuss his property at 6300 West Washington in Belleville. He lives adjacent to a wooded area and has resided there for the last 20 years. It is extremely overgrown and has many wild animals. Mr. Marion stated that he is unable to use his back yard due to mosquitos and that trees have twice knocked down his fence. Mr. Crawford and Mr. Mosley, Jr. are going to look at the property for possible solutions.
- n. **Roland Coleman:**Mr. Coleman stated that the property is a store front building located next to the Edgemont Bank. It was up for lease and he met with the owner several times. He made a down payment to the owner, Laneal Johnson, of \$1,500.00. Mr. Coleman discovered that Mr. Johnson is not the owner of the property and the property may be in the tax sale. Mr. Strohmeyer let Mr. Coleman know that Redmon Associates are listed as the owners and have title to the building and are making payments on the taxes. The Committee suggested that he contact them. Mr. Coleman has contacted the police. No action.
- o. The following people were scheduled to attend, but did not show up:
 - 1) **Chaunce Gillespie:** Request for extension on account #201200261.
 - 2) **Demond Hughes:** Request for extension on account #-718397.
 - 3) **Earlest Johnson:** Request for reinstatement on account #201202605.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell stated that there was a bid opening at 6 p.m. this evening for the Clark Junior High School located at 3310 State Street in East St. Louis. There were three (3) bidders – Hank's Excavating and Landscaping, S. Shafer Excavating and Supreme Trucking and Excavating. Hanks bid was \$1,025,000.00, S. Shafer Excavating's bid was \$562,000.00 and Supreme Trucking and Excavating bid \$576,420.00.

Mr. Mitchell clarified that Hank's Excavating's bid stated that they did not bid this as a wet demo. All asbestos containing material, per the SCI report, would be removed prior to demolition. Following abatement, brick and concrete would be disposed as clean fill and all remaining debris to be disposed of in an IEPA landfill. Before abatement and demolition operations an on-site meeting will be held between all involved parties; contractor, owner, SCI and the EPA to approve the method of demolition.

Mr. Mitchell went on to explain that the building is unsafe to enter so he went on to explain that they could do it as a wet demo. It would be hosed down, the materials removed and wrapped in Visqueen to dump at the landfill. If the brick is kept separated it doesn't have to be taken to the special area of the landfill. Hank's bid included doing an abatement and then demolition.

Mr. Mitchell recommended taking the low bid from S. Shafer Excavating.

A motion was made by C. Hubbard, seconded by R. Mosley, Jr. to accept the low bid from S. Shafer Excavating to demolish Clark Junior High School. Motion carried.

S. Shafer Excavating finished ESL 18-02 and submitted their invoice. There was an addition to the list, 2421 St. Louis Avenue at a cost of \$8,200.00. Total invoice is \$105,600.00.

A motion was made by C. Hubbard, seconded by R. Mosley, Jr. to pay the S. Shafer Excavating Invoice in the amount of \$105,600.00. Motion carried.

Mr. Mitchell submitted an invoice in the amount of \$12,750.00.

A motion was made by C. Hubbard, seconded by R. Mosley, Jr. to pay M.S. Mitchell Invoice for \$12,750.00. Motion carried.

Discussion was held concerning the deadline for Hank's Excavating to demo the ESL 18-01. Mr. Mitchell spoke with Hank's and they stated they were going to start last week. Work has not begun. It was discussed that the fine would be enforced. Discussion was held to change the deadline to 90 days as opposed to 120 days.

Mr. Strohmeyer asked Mr. Mitchell to include 631 North 7th Street in the next group of demolitions. It was on the list last year but had to be removed because the property line went down the middle and they did not own the entire property. They have the entire property at this time.

A motion was made C. Hubbard, seconded by R. Mosley, Jr. to approve the Demolition Coordinator's report. Motion carried.

5. **OTHER BUSINESS:**

Chairman Mosley voiced his concerns about the Garrison School in Centreville. He stated that it needs to be demolished soon. Mr. Strohmeyer told the committee that they do not have a demolition program in Centreville. The building is owned by the East St. Louis School District but the demolition program is earmarked for only properties in East St. Louis. He suggested one option might be to figure out what percentage of the taxing district was the East St. Louis Schools District and it would need to be pro-rated and possibly they could use those funds. He explained that there is some crossover and thought they may possibly help the City of Centreville with the percentage from the East St. Louis School District tax for the demolition, with the rest of the cost coming from another funding source. Mr. Strohmeyer will explore the possibility of using the tax in Centreville.

Mr. Mosley, Jr. stated that the Clark Junior High School demolition that was awarded to S. Shafer Excavating this evening mean a great deal to the community of East St. Louis and that the Trustee Committee should be commended for their hard work in achieving this demolition.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:35 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee