

TRUSTEE COMMITTEE MEETING – AUGUST 21, 2019

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
Joan McIntosh
Marty Crawford
James Haywood
Scott Greenwald
Dean Pruett
Roy Mosley, Jr.

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 July 17, 2019 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2019 shows a Beginning Balance of \$37,048.70, Total Disbursements of -\$11,596.40, Receipts of \$4,085.45, Allocated Pool Interest in the amount of \$31.90 with a Balance at Month End of \$29,569.65.

b. **Payment Account Activity:** The Payment Account Activity Report for July 2019 shows a Beginning Balance of \$981,172.03 and a Balance at Month End of \$1,095,021.79.

c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for July 2019 shows the Amount of Penalty as \$56,448.67; the Amount of Tax as \$115,803.15; Year to Date Totals of the Amount of Penalty as \$288,389.02 and the Year to Date Amount of Tax as \$759,545.55. The Total Collected Year to Date is \$1,047,934.57.

The Mobile Home Monthly Redemption Report for July 2019 shows the Amount of Penalty as \$588.09; the Amount of Tax as \$1,423.78; Year to Date Totals of the Amount of Penalty as \$9,598.00 and the Year to Date Amount of Tax as \$25,343.32. The Total Collected Year to Date is \$34,941.32.

d. **Monthly Resolution List:** During the month of August 2019 there were 111 resolutions presented to the Committee for consideration showing a Total Collected of \$221,138.59, total to County Clerk of \$5,936.22, total to Auctioneer of \$1,602.75, total to Recorder of Deeds \$6,674.75, total to Agent of \$71,599.75, total to County Treasurer of \$134,999.20 and a total to the County of \$147,610.17.

e. **July 2019 Auction Sale:** At the July 2019 Auction Sale properties were sold totaling \$202,000.00 with the Recorder's Office being paid \$3,765.00 and the Auctioneer being paid \$3,030.00 for a total contract price of \$208,795.00.

f. **Returned Check Report (July 2019 Auction Sale):**

Wright House Realty, LLC: Check totaling \$809.00 returned. Check not replaced.

g. **Update Report:**

Kevin Anderson – Account #201302842: Payment to be paid prior to auction. Paid July 24, 2019.

Martha Anderson - Account #201402115: Payment to be paid prior to auction. No payment. Sold at auction.

Dimario Cason - Account #201402398: Payment to be paid prior to auction. Paid July 24, 2019.

Millicent Cason - Account #201102018: Payment to be paid prior to auction. Paid July 24, 2019.

Millicent Cason - Account #201202785: Payment of \$205 to be paid in full on two accounts. Paid July 24, 2019.

Mareatha Hodges - Accounts #201202531: Payment of \$2,276.00 to be paid by July 17, 2019. Removed from the auction. No payment was made as of August 20, 2019.

Mareatha Hodges - Account #201202414: Payment of \$1,877.00 to be paid by July 17, 2019. . Removed from the auction. No payment was made as of August 20, 2019.

Mareatha Hodges - Account #201303478: Payment of \$1,245.00 to be paid by July 17, 2019. . Removed from the auction. No payment was made as of August 20, 2019.

LaRobert Lacy - Account #1010124: Payment of \$563.00 to be paid by July 23, 2019. Paid July 23, 2019.

Cassandra Mayweather - Account #201402504: Payment to be paid prior to auction. No payment.

Sheila McMiller - Account #201002244: Payment of \$355.00 to be paid by August 21, 2019. No payment.

Akeem Paulette - Account #201301958: Payment to be paid prior to auction. Paid July 24, 2019.

Byron Powe - Account #201300432: Payment of \$136.00 to be paid by July 23, 2019. No payment. Sold at auction.

Scott Randolph - Account #201302246: Payment to be paid prior to auction. No payment.

Scott Randolph - Account #201302246: Payment to be paid prior to auction. Paid at auction.

Casey Rigbsy - Account #201401709: Payment to be paid prior to auction. Paid at auction.

Michael Sugges - Accounts #201201853 and 201201854: Payments to be paid prior to auction. Paid July 24, 2019.

ZS III, LLC - Accounts #201400583 and 201400598: Payments to be paid prior to auction. Paid July 23, 2019.

Jessie Mosley - Account #201302604: Payment of \$10,486.00 paid at auction.

Sam Swanson - Account #201302660: Payment of \$1,200.00 paid at auction and will pay \$707.00 by August 7, 2019.

Sam Swanson - Account #201302661: New account. Paid required down payments.

Gwendolyn McCallum - Accounts #201402313; 201402281; 201402308; 201402301; 201402296; 201402305; 201402306; 01402286; 201402287; 201402485 and 201402478 - Needed \$8,361.00 per Roy Mosley okay to accept \$1,200.00.

Patrick Brady - Account #201590041: Paid in full at auction.

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. **Mary McKinney:** Ms. McKinney requested an extension on account #201400727. The property is located at 1721 North 50th Street in Washington Park. The account is delinquent for taxes in the amount of \$3,579.75. Any extension will require full County Board approval. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$710.00 and approve a six (6) month time payment extension, remove from the auction with full County Board approval. Motion carried.
- d. **Lennil Johnson:** Mr. Johnson requested an extension on account #201403796. The property is located at 1917 Central Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$35,341.87. The property is in the auction. A down payment of \$7,069.00 is required. Mr. Johnson did not have the required funds this evening. No action.
- e. **Carolyn Cruise:** Ms. Cruise requested an extension on account #201403796. The property is located at 6313 Whalen in Centreville. The account is delinquent for taxes in the amount of \$3,089.77. A motion was made by Mr. Haywood and seconded by Mr. Pruett to accept a down payment of \$609.00 and approve a six (6) month time payment extension. Motion carried.
- f. **Toni Whittaker:** Ms. Whittaker addressed the committee concerning account #02160214030. The property is located at 1401 Kingshighway Street in Washington Park. The account is delinquent in the amount of \$5,279.00. The property is in the auction. A down payment of \$1,000.00 is required. Ms. Whittaker did not have the required down payment. No action.

Ms. Whittaker addressed the committee concerning account #08200309001. The property is located at 2021 Madison Street in Belleville. The account is delinquent in the amount of \$2,448.00. Ms. Whittaker did not have the required down payment. No action.
- g. **Cedric Wilson:** Mr. Wilson requested a reinstatement with time payments on account #0118065. The property is located at 1318 North 9th Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,219.72. The property is in the auction. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr. to accept a down payment in the amount of \$450.00, remove from the auction and approve a six (6) month time payment extension. Motion carried.
- h. **Dorothea Pruitt:** Ms. Pruitt requested an extension on account # 201502356. The property is located at 270 Pfeiffer Road in Centreville. The account is delinquent for taxes in the amount of \$3,325.43. Ms. Pruitt did not have the required funds this evening. Rescheduled for the next meeting. No action.
- i. **Erma Millard:** Ms. Millard requested a reinstatement with time payments on account #0728346. The property is located at 208, 210 North 71st Street in Centreville. The account is delinquent for taxes in the amount of \$3,543.97. The property is in the auction. Any extension would require full County Board approval. A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to accept a down payment in the amount of \$700.00, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- j. **Dewitt Weary for Care Neighborhood Corp.** Mr. Weary stated to the committee that the property located at 1439 North 44th Street in East St. Louis was granted property tax abatement of this property and all properties that he purchased within that area. In 2013, after the administration changed in the City of East St. Louis the new administration tried to renege on that process. They asked for his attorney to respond which he did. In 2014 he states the County gave him his taxes and it showed the abatement to be in place at that time. It is no longer in place and Mr. Weary would like to know who to speak to at the County concerning this matter. The Committee suggested that he contact the Assessor's office.
- k. **Horatio Sumrall:** Mr. Sumrall requested an extension on account #201400181. The property is located at 211 South 15th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,165.77. A motion was made by Mr. Crawford seconded by Mr. Pruett to accept a down payment in the amount of \$900.00 and approve a six (6) month time payment extension. Motion carried.
- l. **Tynesha Johnson:** Ms. Johnson requested an extension on account #201402039. The property is located at 723 North 84th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,863.36. A motion was made by Mr. Haywood, seconded by Mr. Greenwald to accept a down payment in the amount of \$965.00 and approve a six (6) month time payment extension. Motion carried.
- m. **Charles Davis:** Mr. Davis requested an extension on account #201403246. The property is located at 311 St. Leonard Drive in Cahokia. The property is delinquent for taxes in the amount of \$4,416.35. A motion was made by Mr. Haywood seconded by Mr. Greenwald to accept a down payment in the amount of \$880.00 and approve a six (6) month time payment extension. Motion carried.
- n. **Ellis Vaughn:** Ms. Vaughn requested an extension on account #201302897. The property is located at 8002 State Street in East St. Louis. The property is delinquent for taxes in the amount of \$14,222.00. Ms. Vaughn did not have the required funds this evening. No action.
- o. **Kimbella Terrell Dorrough-Jones:** Ms. Jones requested an extension on account #201201164. The property is located at 1346 North 38th Street in East St. Louis. The property is delinquent for taxes in the amount of \$4980.97. 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 \$1,000.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- p. **Ronald Fields:** Mr. Fields requested an extension on account #201302382. The property is located at 518 North 24th Street in East St. Louis. The property is delinquent for taxes in the amount of \$2,228.08. 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 \$440.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- q. The following people were scheduled to attend, but did not show up:
 - 1) **Donna Henson:** Fell and could not attend. Will call her to reschedule. Requested an extension on account #201400254.
 - 2) **Alethia Lacy:** Request for extension on account #1018171. Called unable to attend.
 - 3) **Qiarra Blue and Qsaad Wright:** Request for extension on account #201400699.
 - 4) **Lakecia Cole-Caraway:** Request for reconveyance on account #20150195.
 - 5) **Gwendolyn McCallum:** Request for reinstatement with time payments on account #201402282.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell stated that S. Shafer Excavating was awarded the contract for 19-01-ESL which was 17 properties in East St. Louis. He is finished and submitted his invoice for \$108,700.00. This invoice was \$1,700.00 more because at 1817 Winstanley they ran into a problem with the sewer.

S. Shafer was also awarded the Washington Park project for 21 properties and he has completed all but two. He also sent an invoice for that but only included 8 properties for \$56,000.00 for a partial payment.

Mr. Mitchell also submitted his invoice for \$12,750.00 and an invoice for \$1,000.00 for board-up fees at 2228 North 68th Street.

A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to pay the invoices presented. Motion carried.

5. **OTHER BUSINESS:**

Discussion was held to raise the minimum threshold on properties that are of higher value. Mr. Strohmeyer will bring a proposal to the September meeting.

A discussion was held on a "reverter clause". It deals with municipalities that want to purchase a property from the auction and it is purchased for the minimum bid of \$750 prior to the auction. The municipality indicates their plan for the property at this time.

Mr. Strohmeyer had his attorneys review the reverter clause. The clause allows for the property to automatically revert back to the Trustee. Mr. Strohmeyer suggested that in some instances there would be a possibility that the Trustee would not want the property returned. An alternative to a reverter clause is a right of reentry. It is basically the same thing as a reverter clause but it would be exercised and monitored by the Trustee. It would be recorded with the deed and allow the Trustee to monitor the property and establish the guidelines to be adhered to.

A motion was made by Mr. Mosley, Jr., seconded by Mr. Haywood to introduce the right of reentry on all agreements entered into with not-for-profits and/or municipalities that purchase property at the minimum amount. Motion carried.

Mr. Strohmeyer brought a proposal from the City of East St. Louis to purchase three (3) properties. One of the properties is 923 Brady, a vacant lot surrounded by businesses. It is overgrown and the City wants to maintain the property for the purpose of business retention. This has been offered at the auction previously and had no bidders. The next two (2) are 105 and 107 Collinsville Avenue. They are both structures and would like to purchase for the purpose of business retention. Mr. Strohmeyer was not sure if they are planning on demolishing the structures. The City has submitted the funds and the request.

Mr. Mosley, Jr. made a motion, seconded by Mr. Crawford to allow the purchase of three (3) properties by the City of East St. Louis for the minimum bid. Motion carried.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8.15 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee