

TRUSTEE COMMITTEE MEETING – SEPTEMBER 25, 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
Marty Crawford
Scott Greenwald
Dean Pruett
Roy Mosley, Jr.

Members Absent:

Joan McIntosh
James Haywood

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 21, 2019 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2019 shows a Beginning Balance of \$29,569.65, Total Disbursements of \$ -0- , Receipts of \$7,370.82, Allocated Pool Interest in the amount of \$32.48 with a Balance at Month End of \$36,972.95.

b. **Payment Account Activity:** The Payment Account Activity Report for August 2019 shows a Beginning Balance of \$1,095,021.79 and a Balance at Month End of \$1,030,553.54.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for August 2019 shows the Amount of Penalty as \$7,424.32; the Amount of Tax as \$17,854.92; Year to Date Totals of the Amount of Penalty as \$295,813.34 and the Year to Date Amount of Tax as \$777,400.47. The Total Collected Year to Date is \$1,073,213.81.

The Mobile Home Monthly Redemption Report for August 2019 shows the Amount of Penalty as \$128.45; the Amount of Tax as \$455.65; Year to Date Totals of the Amount of Penalty as \$9,726.45 and the Year to Date Amount of Tax as \$25,798.97. The Total Collected Year to Date is \$35,525.42.

d. **Monthly Resolution List:** During the month of September 2019 there were 51 resolutions presented to the Committee for consideration showing a Total Collected of \$228,951.54, total to County Clerk of \$4,190.21, total to Auctioneer of \$2,168.25, total to Recorder of Deeds \$4,466.00, total to Agent of \$64,700.85, total to County Treasurer of \$152,619.45 and a total to the County of \$161,275.66.

e. **Update Report:**

Mareatha Hodges - Accounts #201202531: Payment of \$2,276.00 to be paid by August 17, 2019. Removed from the auction. Payment was made August 22, 2019.

Mareatha Hodges - Account #201202414: Payment of \$1,877.00 to be paid by August 17, 2019. Removed from the auction. No payment was made as of September 25, 2019.

Mareatha Hodges - Account #201303478: Payment of \$1,245.00 to be paid by August 17, 2019. Removed from the auction. No payment was made as of September 25, 2019.

Larry Sweatt - Account #201401353: Payment of \$269.00 to be paid by August 21, 2019. Paid August 22, 2019. Payment returned August 30, 2019.

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. **Regina Williams:** Ms. Williams requested an extension on account #201502091. The property is located at 742 North 76th Street in East St. Louis. Ms. Williams was buying the property bond for deed and the owner did not pay the taxes. She agreed to pay the taxes and the owner will deed the property to her. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Pruett to accept a down payment of \$5,000.00, remove from the auction and approve a six (6) month time payment extension. Motion carried.
- d. **Bettye Cunningham:** Ms. Cunningham requested a reinstatement with time payments on account #201302305. The property is located at 2130 Martin Luther King Drive in East St. Louis. The account is delinquent for taxes in the amount of \$10,084.90. 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. Pruett to accept a down payment of \$1,950.00 with a balance of \$48.00 to be paid by October 11, remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- e. **GRL Investments, LLC by Corey Carter:** Mr. Carter requested a reinstatement with time payments on account #200905036. The property is located at 7012 Shipley Lane in East St. Louis. The account is delinquent for taxes in the amount of \$11,171.87. The property is in the auction. Any extension would require full County Board approval. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$5,000.00, remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- f. **Barbara Henderson:** Ms. Henderson requested a reinstatement with time payments on account #201201665. The property is located at 1507 Cleveland Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$1,629.24. The property is in the auction. A motion was made by Mr. Mosley, seconded by Mr. Greenwald to accept a down payment in the amount of \$150.00 with a balance of \$160.00 to be paid by October 2, remove from the auction and approve a six (6) month time payment extension. Motion carried.

Ms. Henderson requested a reinstatement with time payments on account #201201664. The property is located at 1503 Cleveland Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$1,170.40. The property is in the auction. A motion was made by Mr. Mosley, seconded by Mr. Greenwald to accept a down payment in the amount of \$150.00 with a balance of \$68.00 to be paid by October 2, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- g. **Lakecia Cole Carraway:** Ms. Carraway requested a reinstatement with time payments 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 \$13,699.40. The property is in the auction. A motion was made by Mr. Mosley, Jr., seconded by Mr. Pruett to accept a down payment to be paid by October 1 in the amount of \$2,724.00, remove from the auction and approve a six (6) month time payment extension. Motion carried.

Ms. Carraway requested a reconveyance on account #201501951. The property is located at 409 Beachland Place in Centreville. The account is delinquent for taxes in the amount of \$8,070.42. The property is in the auction. A motion was made by Mr. Mosley, Jr., seconded by Mr. Pruett to accept a down payment to be paid by October 1 in the amount of \$776.00, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- h. **Gwendolyn McCallum:** Ms. McCallum requested a reinstatement with time payments on account #201402282. The property is located at 3861 East Broadway in Alorton. The account is delinquent for taxes in the amount of \$2,549.22. The property is in the auction.

Ms. McCallum requested a reconveyance on account # 201502388. The property is located at 3861 East Broadway in Alorton. The account is delinquent for taxes in the amount of \$753.22. 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 \$760.00 for both accounts, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- i. **Blue and Qsaad Wright:** Mr. Wright requested a reinstatement with time payments on account #1017045. The property is located 1626 North 42nd Street in East St. Louis. The account is delinquent for taxes in the amount of \$2,365.36. 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 \$460.00 and approve a six (6) month time payment extension. Motion carried.

- j. **Derissa Davis.** Ms. Davis requested an extension on account #1017045. The property is located at 5321 Forest Boulevard in Washington Park. The account is delinquent for taxes in the amount of \$3,299.17. Any extension would require full County Board approval. Ms. Davis did not have the funds this evening. A motion was made by Mr. Mosley, Jr. seconded by Mr. Greenwald to accept a down payment in the amount of \$658.00 payable by October 4 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- k. **Larry Sweatt:** Mr. Sweatt requested a reinstatement with time payments on account #201401353. The property is located at 806 North 34th Street in East St. Louis. The account is delinquent for taxes in the amount of \$4,925.80. The property is in the auction. The Committee expressed concern about the condition of the outside of the home and many phone calls have been received about the property. It was on the demolition list but removed. The Committee gave Mr. Sweatt two (2) months to clean up the blight or it will be put in the auction or demolished. A motion was made by Mr. Mosley, Jr. seconded by Mr. Greenwald to accept a down payment in the amount of \$940.00 with a balance of \$52.00 to be paid by October 11, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- l. **Patrick Ezell:** Mr. Ezell requested an extension on account #201400200. The property is located at 1629 Bond Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$5,048.36. A motion was made by Mr. Mosley, Jr., seconded by Mr. Pruett to accept a down payment in the amount of \$1,004.00 and approve a six (6) month time payment extension. Motion carried.

- m. **Tremell and Schnell Carraway Norman:** Ms. Norman requested a reinstatement with time payments on account #201320461. The property is located at 650 North 37th Street in East St. Louis. The property is delinquent for taxes in the amount of \$6,737.83. 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 \$1,340.00, remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- n. **Emma Millard:** Ms. Millard requested an extension on account #201402137. The property is located at 7029 Shipley Lane in East St. Louis. The property is delinquent for taxes in the amount of \$7,270.18.00. 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 \$600.00 with a balance of \$848.00 to be paid by October 31, 2019 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- o. **Callie Davis:** Ms. Davis requested an extension on account #201300837. The property is located at 2019 North 25th Street in East St. Louis. The property is delinquent for taxes in the amount of \$1,697.95. A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to accept a down payment in the amount of \$340.00 and approve a six (6) month time payment extension. Motion carried.
- p. **James Roy:** Mr. Roy explained that he purchased the property for \$1,000.00 from Auction Associates and then they requested another \$1,000.00 which he paid. They called him after that and said that they were also delinquent taxes which Mr. Roy did not know about. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Pruet to remove from the auction until the tax issue can be resolved. Motion carried.
- q. **Bobby Dean:** Mr. Dean requested an extension on account #0418366. The property is located at 1057 St. Margaret Drive in Cahokia. The property is delinquent for taxes in the amount of \$1,766.50. A motion was made by Mr. Crawford, seconded by Mr. Mosley, Jr. to accept a down payment in the amount of \$360.00 and approve a six (6) month time payment extension. Motion carried.
- r. **Autumn and Ross Rounkles:** Mr. Rounkles requested an extension on account #1018306. The property is located at 635 Union Avenue in Belleville. The property is delinquent for taxes in the amount of \$3,957.50. 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 \$500.00 with a balance of \$289.00 to be paid by October 31, 2019 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- s. **Latoya and Steve Lancaster:** Mr. Lancaster requested an extension on account #1018221. The property is located at 714 St. Martin Drive in Cahokia. The property is delinquent for taxes in the amount of \$3,008.60. 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 \$602.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- t. **Tarondo Williams:** Mr. Williams Ms. Norman requested a reinstatement with time payments on account #0717033. The property is located at 114 Walnut Street in Cahokia. The property is delinquent for taxes in the amount of \$5,471.47. A motion was made by Mr. Mosley, Jr. seconded by Mr. Pruet to accept a down payment in the amount of \$1,082.00, and approve a six (6) month time payment extension.. Motion carried.
- u. **Jeremiah Tilmon:** Mr. Tilmon requested an extension on account #0716322. The property is located at 863 N. 73rd Street in East St. Louis. The property is delinquent for taxes in the amount of \$7,364.34. A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to accept a down payment in the amount of \$1,471.00 and approve a six (6) month time payment extension. Motion carried.

Mr. Tilmon requested an extension on account #0717299. The property is located at 715 Post Place in East St. Louis. The property is delinquent for taxes in the amount of \$6,476.32. A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to accept a down payment in the amount of \$1,236.00 and a balance of \$57.00 to be paid by October 31, 2019 and approve a six (6) month time payment extension. Motion carried.

Mr. Tilmon requested an extension on account #201401906. The property is located at 839 North 75th Street in East St. Louis. The property is delinquent for taxes in the amount of \$8,996.69. A motion was made by Mr. Mosley, Jr., seconded by Mr. Greenwald to accept a down payment in the amount of \$1,793.00 and approve a six (6) month time payment extension. Motion carried.

- v. **Shakeema Mixon:** Mr. Mixon requested an extension on account #1018221. The property is located at 626 Mascoutah Avenue in Belleville. The property is delinquent for taxes in the amount of \$3,019.30. Any extension would require full County Board approval. A motion was made by Mr. Pruet seconded by Mr. Mosley, Jr. to accept a down payment in the amount of \$605.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- w. **Antonio Thigpen by Shaqueta Thigpen**: Ms. Thigpen requested an extension on account #1018239. The property is located at 2107 Lynn Street in Cahokia. The property is delinquent for taxes in the amount of \$3,559.50. A motion was made by Mr. Mosley, Jr., seconded by Mr. Crawford to accept a down payment in the amount of \$500.00 with a balance of \$210.00 to be paid by October 31, 2019 and approve a six (6) month time payment extension. Motion carried.
- x. **Ellis Vaughn**: Mr. Vaughn came this evening concerning account #201302897. The property is located 8002 State Street in East St. Louis. Mr. Vaughn does not have the required funds this evening. No action.
- y. **Malik Rasheed**: Mr. Rasheed requested a reinstatement with time payments on account #201320461. The property is located at 74 Fairbrothers Place in East St. Louis. The property is delinquent for taxes in the amount of \$6,444.50. 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 \$1,277.00 remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- z. **Shellie Howard, Jr.**: Mr. Howard requested an extension on account #201202806. The property is located at 3110 Trendley Avenue in East St. Louis. The property is delinquent for taxes in the amount of \$1,912.24. Any extension would require full County Board approval. A motion was made by Mr. Crawford., seconded by Mr. Greenwald to accept a down payment in the amount of \$380.00 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- aa. **Rose Veal by Toni Veal**: Ms. Veal requested a reinstatement with time payments on account #201202292. The property is located 861 North 75th Street in East St. Louis. The property is delinquent for taxes in the amount of \$6,797.63. The property is in the auction. A motion was made by Mr. Mosley, Jr. seconded by Mr. Greenwald to accept a down payment in the amount of \$600.00 with a balance of \$744.00 to be paid by October 18, 2019, remove from the auction and approve a six (6) month time payment extension. Motion carried.
- bb. The following people were scheduled to attend, but did not show up:
 - 1) **Donna Henson**: Request for extension on account #201400254.

4. **DEMOLITION PROGRAM**:

Mr. Mitchell stated that 19-01-WP which included 21 properties is complete. S. Shafer was previously paid for eight (8) properties and he submitted an invoice for the remaining structures for \$92,800.00.

He also submitted an invoice from S. Shafer for three (3) properties in East St. Louis for \$25,765.00

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

Mr. Mitchell submitted his invoice for the 21 properties in Washington Park which included newspaper publications and asbestos surveys was \$15,750.00 and for the three (3) properties in East St. Louis for \$2,2050.00.

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

Mr. Mitchell reported that Ameren was complaining about the amount of brush around the houses but they have agreed that is their responsibility.

Mr. Mitchell said that they are working on the next group of houses in East St. Louis and it is primarily in the area of Gety and St. Louis Avenue.

Motion was made to accept the Demolition Coordinator's report. Motion carried.

5. **OTHER BUSINESS**:

Mr. Strohmeyer presented the list of Centreville properties in which Mr. King is interested in purchasing in Centreville. The properties were previously in the auction and received no bids. The Committee agreed to the sale.

In response to last month's discussion concerning changing the minimum bid Mr. Strohmeyer explained that changing the minimum bid would be confusing for most people. He explained that he thought the bigger problem is when the properties are being bought as an investment and a time extension is given and it goes to the next tax year and so they don't end up paying taxes for that year. He will research the problem further.

Mr. Mosley, Jr. expressed concern about people outbidding another buyer at the auction and then they don't have the 20% down payment. Discussion was held to make separate lines according to the purchase price in order to expedite the procedure. It was decided to have a separate line for purchases of \$15,000 or more in case the purchaser does not have the required funds. If they don't, the property could then be auctioned again that evening.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:40 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee