

TRUSTEE COMMITTEE MEETING –AUGUST 26, 2020

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:

Lonni4 Mosley, Chairman
Scott Greenwald
Marty Crawford
Dean Pruett
James Haywood
Roy Mosley, Jr.

Members Absent:

Joan McIntosh

Others Present:

Whitney Strohmeier, Tax Agent Office - Telephonically
Mike Mitchell, Demolition Coordinator

1. **MINUTES:**

A motion was made and seconded to approve the minutes of the July 22, 2020 Trustee Committee Meeting. Motion carried.

2. **TAX AGENT'S REPORTS AND RESOLUTIONS:**

a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2020 shows a Beginning Balance of \$42,334.92 Total Disbursements of \$31,562.30, Receipts of \$18,358.27, Allocated Pool Interest in the amount of \$6.91 with a Balance at Month End of \$29,037.80.

b. **Payment Account Activity:** The Payment Account Activity Report for July 2020 shows a Beginning Balance of \$885,571.62 and a Balance at Month End of \$959,412.40.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for July 2020 shows the Amount of Penalty as \$35,855.11; the Amount of Tax as \$89,857.22; Year to Date Totals of the Amount of Penalty as \$239,425.85 and the Year to Date Amount of Tax as \$624,284.35. The Total Collected Year to Date is \$863,710.20.

The Mobile Home Monthly Redemption Report for July 2020 shows the Amount of Penalty as \$316.15; the Amount of Tax as \$874.25; Year to Date Totals of the Amount of Penalty as \$6,595.99 and the Year to Date Amount of Tax as \$14,745.81. The Total Collected Year to Date is \$21,341.80.

d. **Monthly Resolution List:** During the month of August 2020 there were 100 resolutions presented to the Committee, however Mr. Strohmeier asked that two (2) resolutions be pulled from the list. Resolution #90 and Resolution #91. He asked the committee to approve the remaining 98 resolutions showing a Total Collected of \$318,037.00 total to County Clerk of \$8,832.54; total to Auctioneer of \$730.50, total to Recorder of Deeds \$8,644.75 total to Agent of \$96,473.04; Miscellaneous overpayment \$629.47 total to County Treasurer of \$202,726.70 and a total to County of \$220,203.99.

e. **August 21 Auction Sale:** At the August 2020 Auction Sale properties were sold totaling \$192,810.34 with the Recorder's Office being paid \$4,155.00 for a total contract price of \$188,655.34.

Mr. Strohmeyer presented a list of parcels that had some inconsistency with the contracts. They were contacted and are being given until September 4 to correct the problem and complete the sale.

He also presented a Sealed Bid Analysis Report for the Committee's review.

f. **Update Report:**

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.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented invoices for asbestos inspections from C & T services for the property at 8740 State Street for \$2,200.00 and from SCI for \$3,000 for Lilly Freeman School located at 236 East Broadway.

Motion to pay the invoices by Mr. Mosley, Jr., seconded by Mr. Crawford. Motion carried.

Mr. Mitchell stated they did two (2) bid openings this evening, for Lilly Freeman School and for 35 houses in Washington Park.

Hayes Contracting submitted the low bid of \$176,610.00 for the Washington Park demolitions, the next lowest was Shafer Construction at \$218,000.00, Petroff at \$223,000.00, Green Trac at \$224,000.00, JMX at \$290,00.00 and Hanks Excavating at \$325,000.00. Mr. Mitchell recommended accepting the bid from Hayes Contracting pending verification of their certification from the Teamsters.

Motion to award the bid to Hayes Contracting for \$176,610.00, pending verification of the Teamsters Certificate, by Mr. Mosley, Jr., seconded by Mr. Crawford. Motion carried.

There were 10 bidders for the demolition of Lilly Freeman School. A few of the bidders have never submitted bids to St. Clair County prior to this and their paperwork was insufficient. Green Trac was the lowest bidder at \$274,707.00 but they do not have their Teamsters letter. Supreme was the next lowest bidder at \$297,620.00 but they did not submit a Laborer's agreement. The next lowest bidder was Ahrens, \$303,770.00 but they did not submit Operator's or Teamsters agreements. Next was Hayes Contracting, \$324,625.00 pending verification of their Teamsters certification. Other bidders were Shafer \$331,380.00, JMX Corporation \$367,401.76, Green Demolition \$441,325.00, Petroff \$599,000.00, Korte Luitjohan \$620,000.00 and Hanks Excavating \$625,000.000. It was deemed that Hayes Contracting was the lowest qualified bidder and, pending the verification of the Certificate the committee agreed to award the bid to Hayes Contracting. If Hayes is deemed not to qualify the Committee will discuss the bid at the next meeting.

Motion to award the bid to Hayes Contracting for \$324,625.00 pending verification of the Teamsters Certificate, by Mr. Mosley, Jr., seconded by Mr. Crawford. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer stated that he had a request from the prior owner concerning 3406 St. Clair Avenue. He would like to purchase the property. Approximately \$16,000.00 in delinquent taxes are due to keep it. Mr. Mosley stated that the building is still sound. The Committee agreed that if the gentleman would pay the entire amount of delinquent taxes, no partial payments, and leave the building standing he could redeem it.

Mr. Strohmeyer asked about the progress with the City of East St. Louis concerning mowing and tree removal requests. Mr. Mosley, Jr. has talked to the City and discussed that provisions would be put into their 2021 budget for mowing and weed spraying and that the Trustee would assist them in the effort.

Mr. Strohmeyer had a request from Brad Shaller concerning a strip of land on Floraville Road which adjoins his property. He would like to purchase the property. The Committee agreed that if he is maintaining the property to send him a contract for the minimum purchase price.

Discussion was held concerning Mr. Larry Sweat and Mr. Linell Johnson both living illegally in Trustee owned properties. It was discussed that due to the virus no evictions are happening at this time.

Mr. Murray would like to purchase 12 Hillside Drive in Belleville. He purchased the surrounding lots from the auction three years ago. The house was sold at auction for \$11,000.00 and then refunded because there was no access to the property because the lot with the driveway was owned by Mr. Murray. Mr. Murray is offering to pay \$8,000.00 for the property, however he is delinquent in taxes for the surrounding lots he previously purchased. The Committee said they would accept his \$8,000 offer if he pays the taxes owed in full.

The East St. Louis Housing Authority request to purchase properties on 6th and 7th Streets and 135 Collinsville Avenue for a "Choice Neighborhood Planning" Grant was discussed.

The Committee recommended excluding the Collinsville Avenue sale if the property was not in the Housing Authority's immediate plan.

A motion to approve the Housing Authority to purchase the properties was made by Mr. Mosley, Jr. and seconded by S. Greenwald. Motion carried.

Centreville Township and the City of East St. Louis both submitted requests to purchase properties in unincorporated area that is contiguous to the City of East St. Louis but located in Centreville Township. Mr. Mosley, Jr. addressed the Committee stating that this was a unique situation. The City of East St. Louis previously inquired about these parcels but took no action. The parcels are in Centreville Township taxing district and are being maintained by Centreville Township. Petitions were presented to the Committee with signatures of residents voicing their support to expand Cahokia Heights. Mr. Mosley, Jr. recommended that the parcels be sold to Centreville Township as they already are in the taxing district.

Mr. Mosley, Jr. made a motion that the parcels be sold to Centreville Township, seconded by Mr. Haywood. Motion carried.

Mr. Strohmeyer said he had a request from the House of Miles project in East St. Louis to purchase the adjoining lots in the 16 and 17 hundred blocks of Kansas. They are currently maintaining the properties and would like to have control of them.

Mr. Mosley, Jr. made a motion, seconded by S. Greenwald to sell the parcels to the House of Miles Project. Motion carried.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 7:55 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee