

TRUSTEE COMMITTEE MEETING –SEPTEMBER 23, 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:

Lonnie Mosley, Chairman
Scott Greenwald
Marty Crawford
Dean Pruett
Roy Mosley, Jr.

Members Absent:

Joan McIntosh
James Haywood

Others Present:

Whitney Strohmeyer, Tax Agent Office
Mike Mitchell, Demolition Coordinator

1. MINUTES:

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Crawford to approve the minutes of the August 26, 2020 Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2020 shows a Beginning Balance of \$29,037.80, Total Disbursements of \$-0-, Receipts of \$4,029.66, Allocated Pool Interest in the amount of \$6.87 with a Balance at Month End of \$33,073.33.

b. **Payment Account Activity:** The Payment Account Activity Report for August 2020 shows a Beginning Balance of \$959,412.40 and a Balance at Month End of \$1,051,463.38.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for August 2020 shows the Amount of Penalty as \$25,938.95; the Amount of Tax as \$65,604.11; Year to Date Totals of the Amount of Penalty as \$265,364.80 and the Year to Date Amount of Tax as \$689,888.46. The Total Collected Year to Date is \$955,253.26.

The Mobile Home Monthly Redemption Report for August 2020 shows the Amount of Penalty as \$227.86; the Amount of Tax as \$632.95; Year to Date Totals of the Amount of Penalty as \$6,823.85 and the Year to Date Amount of Tax as \$15,378.76. The Total Collected Year to Date is \$22,202.61.

d. **Monthly Resolution List:** During the month of September 2020 there were 123 resolutions presented to the Committee shows the Total Collected of \$270,152.28 total to County Clerk of \$10,994.86; total to Auctioneer of \$630.00, total to Recorder of Deeds \$11,809.00 total to Agent of \$86,569.93; Miscellaneous overpayment \$0, total to County Treasurer of \$160,148.49 and a total to County of \$182,952.35.

e. **Update Report:**

A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept the Tax Agent's reports. Motion carried.

f. **Auction Report:**

There were two (2) bad checks presented and one has been replaced. Total sale was \$214,446.34. The total sale was down from the April auction but the average per parcel was the same. Next auction October 28.

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 reported that Hayes Contracting has started on the Washington Park Project and have five (5) houses demolished with 30 more houses and Lily Freeman School left to demolish. They are currently removing asbestos from the school.

He also said that there is another list that he recommends putting out for bid in November. He suggested that the bank building be put up for bid at that same time. Mr. Mitchell reported that the Mayor of Washington Park requested to demolish more homes.

Mr. Mosley, Jr. warned the committee not to completely deplete the funds. He also said that some individuals are interested in purchasing properties but want the land cleared of trees etc. prior to purchase. He recommends using funds from the account to clear land, demolition and abate nuisances. Mr. Mosley, Jr. would also like the committee to review the regulations they abide by for use of the funds and make sure they are current and meet the goals of the committee.

Discussion was held on changing EPA regulations.

5. **OTHER BUSINESS:**

Mr. Strohmeyer reported on the two (2) eviction situations, Mr. Sweat and Mr. Johnson, concerning the property at 1917 Central. The tax agent's attorney has reached out to the State's Attorney's office. The current moratorium on evictions is set to expire in mid-October.

Mr. Strohmeyer explained the possibility of changing the redemption dates on subsequent year's taxes to make posting and collecting more efficient. Discussion followed.

Lisa Franklin from Missionary's Love contacted Mr. Strohmeyer about a property that is adjacent to a building they are purchasing at 7916 State Street. The property is in the auction and she is requesting to purchase the property and pay for the demolition and purchase an adjacent vacant lot. Mr. R. Mosley, Jr. recommended offering the properties at auction.

Mr. R. Mosley, Jr. talked to the Housing Authority about a property on Collinsville Avenue. He stated his concern about land banking. He asked them for a sunset date for the development. If they don't make the deadline the properties would revert back to the Trustee. If they provide the requested information before the next meeting, he asked the Committee to grant permission for Whitney to sign the contract including the retake clause.

A motion was made by R. Mosley, Jr. and seconded by S. Greenwald. Motion carried.

Mr. Crawford stated that a Church would like to purchase four (4) vacant properties on Mildred adjacent to the Church in Cahokia. They would like to use it for greenspace and a community garden. Properties are in the auction. Mr. Crawford recommended removing from the auction and letting the Church purchase the properties pending a letter of request.

A motion was made by Mr. Crawford and seconded by Mr. R. Mosley, Jr. Motion carried.

6. **ADJOURNMENT:**

A motion was made and seconded to adjourn at 8:02 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee