

City of Belleville – Health, Housing and Building Committee
Meeting Minutes

101 South Illinois Street, Belleville IL
Second Floor Conference Room

APPROVED



Alderman Chris Rothweiler – Chairman

DATE: January 18, 2023

PRESENT: Committee Aldermen – Kent Randle-Ward 3 Acting Chairman, Joe Hazel – Ward 1, Scott Ferguson-Ward 3, Raffi Ovia, Ward 4, Trishia Tialdo, Citizen Member

Staff Members – Scott Tyler- Health, Housing & Building Director, Msgr. Shane Brown, Belleville Police Department, Steve Thouvenot, Building Commissioner.

Absent: Chris Rothweiler-Ward 6, Chairman.

GUESTS: none

1. CALL TO ORDER / OPENING REMARKS

- Acting Chairman Kent Randle called the meeting to order at 6:00 P.M.
- Evacuation procedures in the event of emergency

2. PUBLIC PARTICIPATION:

None

3. APPROVAL OF MINUTES - December 21, 2022

- Motion to Approve.
- Motion made by: Raffi Ovia with correction noted: 10606 W Main Street was not a former hardware store, but a former drug store. Changes will be noted in minutes of next meeting.
- Seconded by: Trish Tialdo
- Voice Vote: Passed

4. NEW BUSINESS

Mr. Randle asked Assistant City Attorney Lloyd Cueto to update the commission on each of the properties listed on the agenda. Mr. Cueto updated as follows:

1001 Lebanon Ave – Multiple citations on municipal docket. Property owners are continuously showing up for court dates and reporting progress on a monthly basis.

625 State Street – All service attempts have been exhausted and are unable to serve owners and have had to resort to “service by publication”. Notice by publication will begin next week posting in the newspapers for 30 days. If no contact the case will fall to default judgement.

820 W A Street – Clear for demolition.

96 N 98th Street – Clear for demolition.

49 Scarlet – Notice filed and expired today. We will file for default judgement.

59 Periwinkle Circle - One of eight cases that have been filed this morning. Including, 140 S 35th St, 115 N 33rd St, 4 Rue Deau Ville, 18 S. Michigan, and 416 S. 21st St.

209 S 14th St. – This property is the subject of a lawsuit between seller Brandon McGraw and buyer Chad Mills. Chad Mills was granted this property by Brandon McGraw for the back taxes in a quit claim deed, Mr. Mills was unaware the property was in condemned condition. Mr. Mills and his attorney have been keeping in contact with the City regarding the ongoing lawsuit.

720 S. Jackson – Waiting on the title report

5. OTHER BUSINESS TO COME BEFORE THE COMMITTEE:


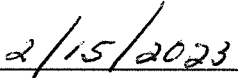
- Mr. Oviau requested information on 9 N 80th Street. Mr. Cueto stated that owner Mr. Michael Robinson has been continuously attending court dates and is in the process to evict tenant Mr. Melvin Collins. No time line available for resolution.
- Mr. Oviau expressed concerns about the property located at 10606 W. Main Street being considered for an event space and stated that owners across the street from this property were cited for selling alcohol without a liquor license. Mr. Oviau asked if there was a due date on completion of renovations to this property, Mr. Tyler answered there was none.
- Mr. Oviau asked Mr. Thouvenot to follow up on the property at 85 N 98th Street to make contact with the owners.
- Mr. Oviau requested information on 6905 W Main Street. Mr. Tyler informed him an RFP was currently being put together for this property as well as 107 East D Street by the Economic and Development Department. Currently there has only been one party to express interest in the property at 6905 W . Main Street.
- Mr. Oviau requested update on 213 N. 44th Street. Mr. Tyler stated the environmental study has been completed and it is slated for demolition.
- Mr. Oviau Requested update on the “Payday Loan” building. Mr. Thovenot stated the owner was getting bids for demolition. Mr. Oviau asked Mr. Thouvenot to follow up with the owner and report back next month.
- Mr. Oviau asked what the budget was and what money was on hand from grants to cover the costs of demolitions. Mr. Tyler directed Mr. Oviau that these questions would have to be asked of the Finance Committee and Economic and Development Department who handles the grants.
- Mr. Oviau asked when the bid package was being sent out for the list of homes to be demolished. Mr. Tyler stated that the bid package was being sent out this week. The total is 24 homes, the largest in one bid package ever sent out by the City.
- Mr. Oviau questioned Mr. Tyler if fire inspections have been conducted at the business located at 9601 W Main Street. Mr. Tyler stated that information would have to be requested from the Fire Department who conducts those inspections. Mr. Oviau concerned that someone is residing above the property

because he sees lights on at night . Msgt. Shane Brown stated that in police investigations no evidence has been found that anyone is living there and perhaps the lights are on as a crime deterrent.

- Mr. Ovian stated that the gutters are hanging at the property located at 8300 W Main Street and asked what the status was on that complaint. Mr. Thouvenot stated this property is in a family trust and 3 older siblings are getting bids and cannot come to an agreement.
- Mr. Ovian asked if the Housing Department Inspectors and office staff have been trained to use the new tablets issued to their department. Mr. Tyler stated that training had begun with Mr. Scott Markavich as the I.T. Director for the City of Belleville, but after he has left and the I.T. Department being short handed no further action has been taken to implement that program.
- Mr. Hazel asked for updates on the following properties at the next meeting: 1816 E B Street, 900 N. Church Street, 917 N. Charles Street, 818 N. Douglas Street, 915 Bristow Street, 800 Scheels Street and 129 N Pennsylvania Street.
- Mr. Ovian Requested Mr. Thouvenot report back to him on when the property at 9603-9605 W Main Street was converted to a duplex.

6. ADJOURNMENT

- Motion to Adjourn: Alderman Scott Ferguson, Ward 3
- Motion Seconded: Citizen Member Tricia Tialdo
- Voice Vote: Passed, Meeting Adjourned: 6:44 P.M.
- Next meeting to be held February 15, 2023.

Acting Chairman, Kent Randle, Ward 3