

**CITY OF BELLEVILLE, ILLINOIS**  
**CRIME FREE HOUSING COMMITTEE MINUTES**  
**February 26, 2019 6:00pm**

**MEMBERS:**

Mayor Mark Eckert	Present
Alderman Ken Kinsella	Present
Alderman Raffi Ovian	Present
Vanessa Smith	Absent
Tricia Tialdo	Present
Beverly Fiss	Absent
Kevin Bouse	Present
John Durako	Absent
Amanda Eschman	Present
Dennis Lindsey	Present

**STAFF:**

Annissa McCaskill, Residential and Commercial Development Services, Director  
Lt. Col Matt Eiskant, Belleville Police Department  
Master Sgt Shane Brown, Belleville Police Department  
Mandy Gain-Residential and Commercial Development Services, Secretary  
Dean Hardt-Treasurer

**GUESTS:** John Kerley, Ryan Holland, Phil Tegtmeier

The meeting of the Crime Free Housing Committee met as scheduled at 6:00 p.m. in the City Council Chambers of City Hall, 101 S. Illinois Street.

Ken Kinsella, Chairman called the meeting in order. After introducing the members and staff present, Chairman Kinsella explained the emergency procedures.

Chairman Kinsella asked if there were any corrections to be noted for the July 25, 2018 meeting minutes. No changes were made. A motion was by Tricia Tialdo and seconded by Alderman Ovian hence the minutes were approved.

**PUBLIC PARTICIPATION:**

Phil Tegtmeier, landlord with Pass Properties, raised concerns about not receiving rental incident forms. He stated before the program was mandatory, he would receive rental incident forms all the time. He also asked why the landlords were not notified about the Crime Free Housing Meeting. John Kerley, landlord with Reside Here, stated he would like to receive reports every time the police are called to one of his properties. He is currently only receiving communication from other tenants. Mayor Mark Eckert, discussed the changes from the Health and Housing Department to the formation of the Residential and Commercial Development Services.

**OLD BUSINESS:** None

**NEW BUSINESS:**

### **1. Revenue and Expenditure Report for July 2018-December 2018**

Lt. Col Matt Eiskant reported the Crime Free Housing revenue and expenditure report. The program brought in \$220,615.00 with the expenses being \$105,511.79 in the 6 month period of July 1, 2018-December 31, 2018. Alderman Ovian asked for a copy of the Revenue and Expenditure report. Lt Col Matt Eiskant also stated that many landlords have yet to register.

### **2. Police Statistics**

Lt. Col Matt Eiskant reported that there were 256 Rental Incident Forms completed. He also stated that 7,446 rental units are registered. There should be 7,707 units registered. This means that 261 units have not been registered, therefore have not been paid for. This was as of February 11, 2019.

### **3. Discussion on Rental Incident Forms**

Mayor Mark Eckert started by asking Lt. Col Eiskant to explain why landlords are not receiving rental incident forms. Lt. Col Eiskant responded by saying the forms are only completed if a report has been taken and a crime has been committed. This is due to privacy issues. Kevin Bouse asked if there was a way to still get rental incident forms with the names of tenants and other involved parties redacted. He stated that even if a crime was not committed, that tenant could be disrupting other tenants. This information is important, so that he can evict the tenant causing problems. John Kerley raised concerns of not receiving rental incident forms after requesting them multiple times. He stated he had an incident where 4 people were fighting on his property. The police came and the fight had stopped so no rental incident form was completed because there were no criminal charges filed. One of the men that were in the fight was a visitor of a current tenant, so it would have been a violation of Crime Free Housing. Lt. Col Eiskant stated that the landlord is responsible for their own properties. Concern was raised on why landlords were paying \$30 fee per unit if they are not receiving rental incident forms. Lt. Col Eiskant informed the landlords that were present that a part of the fee they are paying is to cover two additional police officers in the field. These additional police officers help in working with nuisance abatement. Annissa McCaskill spoke of concerns about privacy issues and legal liability with receiving rental incidents forms for calls that did not result in a report being taken. Chairman Kinsella asked if the audience members knew what a FOIA was. He informed them that if a FOIA is filled out, then all documents the City has, has to be given to the person requesting the information. This is where privacy becomes an issue. Annissa McCaskill stated that the department is trying to get a spreadsheet together with all the e-mails of landlords for better communication from the department to the landlords. The formation of the Residential & Commercial Development Services Department just began on February 3, 2019. Alderman Ovian asked how the police indicate that a rental incident form was done. Lt Col Eiskant responded by saying the new program that was recently put into place has a module where the police officer can mark if a rental incident form was completed.

### **4. Discussion of Residential and Commercial Development Services**

Mayor Mark Eckert informed the committee that there is a new records management system. This system will help all departments communicate with each other. Police officers in the department are taking care of nuisances. Annissa McCaskill discussed why the department was redeveloped and how it is now going to be managed.

Mayor Mark Eckert brought up the fact that multiple landlords have not registered their property. They are repeat offenders and do it every year. Alderman Ovian stated that these same landlords are not taking care of their properties. Mayor Mark Eckert also stated that our Crime Free Housing classes only last about an hour. Seminars in other cities last 4 hours Dennis Lindsay stated that there was a person arrested on his property that had a warrant from another city. He was not informed of the incident and

feels that he should have been. He had to ask several times for the police report before it was given to him. John Kerley asked if they could get rental incident reports with just the address of where the incident was. He can then ask other tenants what happened. Then it would not be breaking in privacy laws. Mayor Mark Eckert would like to have another meeting in May. John Kerley asked Mayor Mark Eckert about the Executive Inn. Chairman Kinsella stated that the conversation needs to be taken outside of chambers. Mayor Mark Eckert responded saying it does affect a lot of people. The EPA has taken control of the property. Lt. Col Eiskant asked if it would be easier to give statistics for revenue once a year instead of twice.

**ADJOURNMENT:**

With no other business to discuss, Chairman Kinsella asked for a motion to adjourn. A motion to adjourn was made by Dennis Lindsey. It was seconded by Chairman Kinsella.

Chairman Kinsella adjourned the meeting at 7:16 pm.

Respectfully Submitted,  
Mandy Gain, Secretary  
Residential & Commercial Development Services

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