

TRUSTEE COMMITTEE MEETING – APRIL 21, 2021

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 (attended telephonically)
Scott Greenwald (attended telephonically)
Marty Crawford (attended telephonically)
Dean Pruett (attended telephonically)
Roy Mosley, Jr. (attended telephonically)
Harry Hollingsworth (attended telephonically)

Members Absent:

James Haywood

Others Present:

Whitney Strohmeier, Tax Agent Office (attended telephonically)
Mike Mitchell, Demolition Coordinator (attended telephonically)

1. **MINUTES:**

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to approve the minutes of the March 24, 2021 Trustee Committee Meeting as amended with the following changes – Mr. Haywood is added to the Members Present list and the Update Report motion seconded by Mr. Haywood. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for MARCH 2021 shows a Beginning Balance of \$61,495.27, Total Disbursements were \$45,929.32, Receipts were \$6,739.90, and Allocated Pool Interest was \$4.84, with a Balance at Month End of \$22,309.69.
- b. **Payment Account Activity:** The Payment Account Activity Report for MARCH 2021 shows a Beginning Balance of \$1,013,062.48 and a Balance at Month End of \$1,049,650.61.

- c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for MARCH 2021 shows the Amount of Penalty as \$33,548.59; the Amount of Tax as \$93,935.15; Year to Date Totals of the Amount of Penalty as \$75,871.89 and the Year to Date Amount of Tax as \$198,513.91. The Total Collected Year to Date is \$274,385.80.

The Mobile Home Monthly Redemption Report for MARCH 2021 shows the Amount of Penalty as \$1,296.96; the Amount of Tax as \$4030.60; Year to Date Totals of the Amount of Penalty as \$3,270.03 and the Year to Date Amount of Tax as \$7,475.60. The Total Collected Year to Date is \$10,745.63.

- d. **Monthly Resolution List:** During the month of APRIL 2021 there were 42 resolutions presented to the Committee showing the total Collected of \$136,726.75; total to County Clerk of \$3,254.11; total to Auctioneer of \$285.00; total to Recorder of Deeds \$3,627.00 total to Agent of \$41,557.81; Miscellaneous overpayment \$69.70, total to County Treasurer of \$87,933.13 and a total to County of \$94,814.24.

e. **Update Report:**

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

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Crawford to accept the Down Payment report. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that Petroff will start the first week of May on the demolition project.

5. **OTHER BUSINESS**

Mr. Mosley, Jr. discussed a letter received from the City of Centreville to purchase the property which is the former site of the Garrison School. The adjoining Church would like to acquire it. The committee decided to wait for the consolidation of the municipalities to be complete before moving forward with the transaction.

Mr. Mosley, Jr. made a motion and seconded by Mr. Crawford to table the purchase until the next meeting.

Mr. Strohmeyer discussed the property at 617 North 44th Street. Mr. Mosley, Jr. said there was quite a bit of interest in the property. Mr. Mosley, Jr. will ask Clean Sweep to come and clean up the property. He recommended the Committee table a decision for 60 days. Mr. Strohmeyer will place this property on hold until a decision is reached.

Mr. Strohmeyer reported that a Trustee owned property located at 551 North 80th Street in East St. Louis was torn down but not by the Trustee. A neighboring property owner called asking about the debris left at the site. Mr. Mitchell will investigate to find out who demolished the structure.

Charles Powell, Councilman, East St. Louis, sent a letter requesting the Committee remove the properties from the auction that are in Rush City. The intent is to use the properties for future development.

Mr. Mosley, Jr. made a motion and seconded by Mr. Crawford to remove the properties from the auction. Motion carried.

Mr. Strohmeyer stated that 2 years ago the City of East St. Louis and the Housing Authority requested to purchase properties in the 200 block of 6th and 200 block of 7th Street. At that time pricing was given to the interested parties but no action was taken. They are now working with a company called GROW. Mr. Strohmeyer would like to remove a parcel from the auction to add to the parcels that they are interested in. The Committee agreed to remove the item from the auction.

Mr. Strohmeyer discussed the Regions Bank Building property. The Committee decided to take no action at this time.

Oliver Hamilton, prior owner of a vacant lot and commercial building at 2600 St. Clair Avenue, is interested in purchasing the properties back. The Trustee demolished the building for \$6,700 and the delinquent taxes are approximately \$3,200. Mr. Strohmeyer is looking for guidance from the Committee on how to proceed. Mr. Mosley, Jr. stated that is an example of why we must update our policies and procedures to include commercial property guidelines and make sure we are consistent in dealing with everyone. Mr. Mosley, Jr. suggested that the Committee table the request until the guidelines have been established. Request was tabled by the Committee.

The Department of Military Affairs is interested in purchasing 14 properties surrounding the Armory on 31st Street in East St. Louis. The City tore down structures on two properties that were Trustee owned properties and put liens on the properties. The liens total \$35,000. The City was contacted and refused to release the liens. The entire sale is \$10,000 without the liens. The Department of Military Affairs is not interested in paying for the demolition costs. Harry Hollingsworth will contact the Mayor concerning the liens.

Mr. Strohmeyer received a call from Chantell Miller who owns a property adjacent to the commercial property at the corner of 73rd and State Street. She wanted to make the Committee aware that this property has been removed from the auction 4 times. The owner has made down payments but no subsequent payments were made. She would like the property to remain in the auction.

Mr. Mosley, Jr. was approached by the City of East St. Louis to expand the use of the Trustee demolition fund to cut grass. Discussion followed. Mr. Mosley, Jr. explained that expanding the program for maintenance will deplete the funds used for demolition. Mr. Strohmeyer believed that the resolutions with the City of East St. Louis and Washington Park would most likely need to be amended to include maintenance. Mike Mitchell will investigate grass cutting costs and the number of Trustee owned properties in East St. Louis.

6. **ADJOURNMENT:**

A motion was made Mr. Crawford and seconded Mr. Greenwald to adjourn at 8:25 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman
St. Clair County Trustee Committee