

## **TRUSTEE COMMITTEE MEETING – SEPTEMBER 22, 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  
Scott Greenwald  
Curtis McCall, Jr.  
Harry Hollingsworth  
Marty Crawford  
Dean Pruett

### **Others Present:**

Whitney Strohmeyer, Tax Agent Office  
Mike Mitchell, Demolition Coordinator  
Visitors listed under Item 4

### **Members Absent:**

Roy Mosley, Jr.

## **1. MINUTES:**

A motion was made and seconded to approve the minutes of the August 25, 2021, Trustee Committee Meeting. Motion carried.

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

a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2021 shows a Beginning Balance of \$55,326.60. Total Disbursements of \$31,820.59, Receipts of \$2,153.05, Allocated Pool Interest in the amount of \$3.30 with a Balance at Month End of \$25,662.36.

b. **Payment Account Activity:** The Payment Account Activity Report for August 2021 shows a Beginning Balance of \$1,110,598.86 and a Balance at Month End of \$1,118,227.68.

c. **Monthly Redemption Reports:**  
The Real Estate Monthly Redemption Report for August 2021 shows the Amount of Penalty as \$21,672.31; the Amount of Tax as \$53,858.66; Year to Date Totals of the Amount of Penalty as \$316,915.64 and the Year-to-Date Amount of Tax as \$822,297.26. The Total Collected Year to Date is \$1,139,212.90.

The Mobile Home Monthly Redemption Report for August 2021 shows the Amount of Penalty as \$1,461.58; the Amount of Tax as \$3,614.14; Year to Date Totals of the Amount of Penalty as \$7,879.72 and the Year-to-Date Amount of Tax as \$20,857.93. The Total Collected Year to Date is \$28,737.65.

d. **Monthly Resolution List:** During the month of September 2021 there were 48 resolutions presented to the Committee for consideration showing a Total Collected of \$150,611.46 total to County Clerk of \$4,017.42, total to Auctioneer of \$198.75, total to Recorder of Deeds \$4,206.25, total to Agent of \$49,621.37, Misc. Overpayment fee \$367.05, total to County Treasurer of \$92,200.62 and a total to County of \$100,424.29.

e. **Update Report:**

**Michael Austin – Account #201402360:** Payment of \$2,100 received on August 25, 2021, and a balance of \$2,900 to be paid by October 20, 2021.

**Ryan Anderson – Account #201601969:** Payment of \$3,000 due before the auction.

**Brandi Crawford – Account # 201600106:** Payment of \$996 received and a balance of \$450 paid September 22, 2021.

**Willie Dowd – Account #201401899:** Payment of \$1,600 received and a balance of \$1,500 to be paid by October 20, 2021.

**Jessie Henley – Account #201600847:** Payment of \$3,389 to be paid by September 22, 2021. No payment received as of September 22, 2021.

**Adrienne Herndon – Accounts #1021364 and 201601767:** Payment of \$3,500 to be paid by September 22, 2021. No payment received as of September 22, 2021.

**Nina Lee – Account #201603612:** Payment of \$663 received and a balance of \$30 paid on September 7, 2021.

**Yolanda Rucker (Larry Thomas) – Account #1019562:** Paid \$909 and a balance of \$1,391 to be paid by October 20, 2021.

**Menyoun Jordan – Accounts #0721158 and 201202006:** Payment of \$1,357 received and a balance of \$500 due on September 6, 2021. Not paid. Account is defaulted.

A motion was Mr. Crawford made and seconded by Mr. Hollingsworth 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.
- c. **Callie Davis:** Ms. Davis requested a reinstatement with time payments on account #201600485. The property is located 2511 Waverly Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,068.58. Any extension would require full County Board approval. The property is in the auction. A motion was made by Mr. McCall, Jr. and seconded by Mr. Pruett to accept a down payment in the amount of \$795, remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- d. **Jeremiah Tilmon:** Mr. Tilmon requested an extension with time payments on account #1019590. The property is located at 113 Ross Lane in Belleville. The account is delinquent in taxes in the amount of \$8,477.40. Mr. Tilmon paid one of his other properties in full. A motion was made by Mr. Pruett. and seconded by Mr. Greenwald. to approve a six (6) month time payment extension.

Mr. Tilmon requested an extension with time payments on account #0717299. The property is located at 715 Post Place in East St, Louis. The account is delinquent in taxes in the amount of \$3,607.98. Mr. Pruett made a motion and seconded by Mr. Greenwald to accept payment in full of \$3607.98.

Mr. Tilmon requested an extension with time payments on account #201401906. The property is located at 839 North 75<sup>th</sup> Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,973.91. A motion was made by Mr. Pruett and seconded by Mr. Greenwald to accept a down payment in the amount of \$392.02 and approve a six (6) month time payment extension. Motion carried.

- e. **Ashley Haynes:** Ms. Haynes requested an extension with time payments on account #201601804. The property is located at 7103 Russell Avenue in Centreville. The account is delinquent in taxes in the amount of \$4,213.96. The property is in the auction. A motion was made by Mr. McCall, Jr. and seconded by Mr. Crawford to accept a down payment in the amount of \$2,100, remove from the auction and approve a six (6) month time payment extension. Motion carried.
- f. **Percy Roberson:** Mr. Roberson requested a reinstatement with time payments on account #201601368. The property is located at 436 North 30th Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,421.56. The property is in the auction. Mr. Roberson did not have the required funds this evening. No action.
- g. **Attlee Properties:** Attlee Properties requested a reinstatement with time payments on account #201600773. The property is located at 1415 North 44<sup>th</sup> Street in East St. Louis. The account is delinquent in taxes in the amount of \$9,372.11. The property is in the auction. A motion was made by Mr. Pruett and seconded by Mr. Greenwald to accept a down payment in the amount of \$1,900, remove from the auction and approve a six (6) month time payment extension. Motion carried.

- h. **Donna and Charlie Fenton:** Mr. Fenton requested a reinstatement with time payments on account #201601924. The property is located at 2403 Market Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$8,820.43. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Pruett. to accept a down payment of \$1,743, remove from the auction and approve a six (6) month time payment extension. Motion carried.
  - i. **K & B Home Improvement by Keondre Wells:** Mr. Wells requested a reinstatement with time payments on account #201500875. The property is located at 3049 Waverly Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,339.55. The property is in the auction. A motion was made by Mr. Crawford seconded by Mr. McCall, Jr., to accept a down payment in the amount of \$450, remove from the auction and approve a (6) month time payment extension. Motion carried.
  - j. **Joe Williams:** Mr. Williams requested an extension with time payments on account #201303211. The property is located at 3912 Walnut Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,932.24. Any extension would require full County Board approval. A motion was made by Mr. Greenwood. and seconded by Mr. Hollingsworth to accept a down payment in the amount of \$623 with a balance of \$200 to be paid by November 3, 2021 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
  - k. **Stanley Williams by Renisha Williams:** Ms. Williams requested a reinstatement with time payments on account #201302833. The property is located at 8103 State Street in East St. Louis. The account is delinquent for taxes in the amount of \$11,986.12. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept a payment in full of \$3040. Motion carried.
- Ms. Williams requested a reinstatement with time payments on account #201302834. The property is located at 8103 State Street in East St. Louis. The account is delinquent for taxes in the amount of \$6,827.35. Any extension would require full County Board approval. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept a down payment of \$1,360, remove from the auction and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- l. **Angela and Leonard Frison:** Ms. Frison requested a reinstatement with time payments on account #201304416. The property is located at 1209 St. Michael Drive in Cahokia Heights. The account is delinquent for taxes in the amount of \$4,330.07. Any extension would require full County Board approval. A motion was made by Mr. Hollingsworth and seconded by Mr. McCall, Jr. to accept a down payment of \$857 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
  - m. **Shellie Howard, Jr.:** Mr. Howard requested a reinstatement on account #201202806. The property is located at 3110 Trendley Avenue in Centreville. The account is delinquent for taxes in the amount of \$3,195.80. The property is in the auction. Any extension would require full County Board approval. A motion was made by Mr. Hollingsworth and seconded by Mr. McCall, Jr. to accept a down payment of \$500, remove from the auction and approve a six (6) month time payment extension with full County Board approval.
  - n. **City of Joy Fellowship by the Pastor Turner and Zach Chike:** Pastor Turner spoke concerning 3310 State Street, site of the old Clark Junior High School. The Church wants to acquire the property to train and employ youth, store equipment for the Clean Coalition, short term emergency lodging, especially for men, tutoring, counseling, and the church would meet at this location. They are currently using the JJK Center and feel the need a permanent space to grow. The Committee will take the request under consideration. No action.
  - o. **Marquitta Taylor:** Ms. Taylor requested a reinstatement with time payments on account #201501954. The property is located at 414 North 57th Street in Cahokia Heights. The account is delinquent for taxes in the amount of \$8,342.92. The property is in the auction. Any extension would require full County Board approval. A motion was made by Mr. McCall, Jr. and seconded by Mr. Crawford to accept a down payment of \$1,781, remove from the auction and approve a six (6) month time payment extension with full County Board approval.
  - p. **Demond Hughes:** Mr. Hughes requested a reinstatement with time payments on account #201500970. The property is located at 1807 North 43<sup>rd</sup> Street in East St. Louis. The account is delinquent for taxes in the amount of \$ 4,491.01. Any extension would require full County Board approval. A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept a down payment of \$890 and approve a six (6) month time payment extension with full County Board approval. Motion carried.

- q. **James Jones:** Mr. Jones requested an extension with time payments on account #201600106. The property is located at 1620 Bond Avenue in East St. Louis. The account is delinquent for taxes in the amount of \$2,476.64. Any extension would require full County Board approval. A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept a down payment of \$850 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- r. **Adrienne Williams:** Ms. Williams requested a reinstatement with time payments on account #201603488. The property is located at 51 Helen Court in Cahokia Heights. The account is delinquent for taxes in the amount of \$7,322.83. Any extension would require full County Board approval. A motion was made by Mr. Greenwald and seconded by Mr. Pruett to accept a down payment of \$1,145 and approve a six (6) month time payment extension with full County Board approval. Motion carried.
- s. **Bryan Watson by Whitney Strohmeier:** Mr. Watson requested an extension with time payments on account #201501763. The property is located at 504-506 North 27<sup>th</sup> Street in East St. Louis. The account is delinquent for taxes in the amount of \$13,088.31. Mr. Watson paid \$2,000 and needs an additional \$618. Mr. Watson resides out of state and attempts to reach him were unsuccessful. No action.

The following people were scheduled to attend, but did not show up:

- (1) **Corey Carter:** Requested reinstatement with time payments on account #201501625 and #2016501627. Both properties are in the auction.
- (2) **Yekita Diggs:** Requested reinstatement with time payments on accounts #201602905 and #201603479. Both properties are in the auction.
- (3) **Chaunce Gillespie:** Requested a reinstatement with time payments on account #201200261. The property is in the auction.
- (4) **Larobert Lacy:** Requested a reinstatement with time payments on account #1010124. The property is in the auction.
- (5) **Gwendolyn McCallum:** Requested extensions with time payments on accounts #20402306, #201402309, #201402310, #201402313, #201402478, #201402485, #201402303, #201402298, #201402297, #201402296, #201402295 and #201402293
- (6) **Randy McCallum, Sr.:** Requested an extension with time payments on account #201502386
- (7) **Jessie Mosley:** Requested a reinstatement with time payments on accounts #201104951 and #201302604. Both properties are in the auction.
- (8) **Sherri and Jeffrey Pruitt:** Requested a reinstatement with time payments on accounts #201000518, #201400471, #201000517, #201000514 and #201000515. Properties are in the auction.
- (9) **Keith Randolph:** Requested a reinstatement with time payments on account #201401566 in the auction and an extension with time payments on account #201302157.
- (10) **Michael Suggs:** Requested a reinstatement with time payments on account # 201601213. The property is in the auction.
- (11) **Cedric Wilson:** Requested a reinstatement with time payments on account #201500792. The property is in the auction. He is scheduled to bring a payment before the auction.

#### 4. **DEMOLITION PROGRAM:**

Mr. Mitchell reported that S. Shaffer Construction is starting the demolition project for 23 houses tomorrow in East St. Louis.

Grass cutters submitted invoices as follows: Rosie Washington - \$4,455; Kim Haywood - \$4,275. Total for the year for grass cutting services is \$42,335.

A motion was made by Mr. Pruett and seconded by Mr. McCall to approve the demolition report and pay the grass cutting invoices. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer presented a proposal from the Shriners to purchase vacant lots however, there was one parcel on the list – 720 MLK that contains a building the Trustee may be demolishing. Contracts have been prepared for the parcels except the one with the building.

Mr. Greenwald made a motion seconded by Mr. Pruett to authorize the contracts. Motion carried.

Mr. Strohmeyer briefly addressed the Mt. Sinai request to purchase the Thermal King Building that was previously approved at a prior meeting. He thought there was some question about the funding source. No action.

Mr. Strohmeyer talked about a policy of the Committee indicating that once a property is exposed at auction and it has no bids that we will sell it on a first-come, first-served basis for the minimum bid. If the Committee receives a request within a year of the property being offered at auction the request is generally honored. Because not all properties are offered every auction Mr. Strohmeyer has asked the Committee if he can have permission to change the guidance and go back two years to sell the properties.

A motion was made by Mr. Greenwald seconded by Mr. McCall, Jr. to update the policy. Motion carried.

Ms. McLean owns property on Church Road between 55<sup>th</sup> and Rose in Centreville. Next to her property there are two Trustee owned properties with structures that need to be demolished. She would like to purchase them and demolish the structures. One property was offered in July of 2019 and the other has not been offered for 2 ½ years. Mr. Strohmeyer asked if the Committee wished him to put them in the auction for purchase or offer them to her for the minimum bid. One property is within the new guidelines the other is not.

Mr. McCall, Jr. made a motion seconded Mr. Hollingsworth to allow Ms. McLean to purchase 1002 South 55<sup>th</sup> and 1003 South 55<sup>th</sup> in Centreville with the stipulation that the structures must be demolished. Motion carried.

6. **ADJOURNMENT:**

A motion was made by Mr. Hollingsworth. and seconded by Mr. McCall, Jr. to adjourn at 8:10 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee