

TRUSTEE COMMITTEE MEETING – December 14, 2022

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 Attended:

Lonnie Mosley
Harry Hollingsworth
Roy Mosley, Jr.
Marty Crawford
Scott Greenwald
Andy Bittle

Members Absent

Others Attending:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Mike Mitchell, Demolition Coordinator

1. MINUTES:

A motion was made by Mr. Greenwald, and seconded by Mr. Mosley, Jr. to approve the minutes of the November 16, 2022, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for November 2022 shows a Beginning Balance of \$81,978.83, Receipts of \$225.75, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$108.01 with a Balance at Month End of \$82,312.59.

b. **Payment Account Activity:** The Payment Account Activity Report for November 2022 shows a Beginning Balance of \$1,657,443.43 and a Balance at Month End of \$878,800.83.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for November 2022 shows the Amount of Penalty as \$10,420.82, the Amount of Tax as \$59,176.05, Year to Date Totals of the Amount of Penalty as \$333,752.36 and the Year-to-Date Amount of Tax as \$912,402.51. The Total Collected Year to Date is \$1,246,154.87.

The Mobile Home Monthly Redemption Report for November 2022 shows the Amount of Penalty as \$898.41, the Amount of Tax as \$2,158.03, Year to Date Totals of the Amount of Penalty as \$10,371.92 and the Year-to-Date Amount of Tax as \$25,743.48. The Total Collected Year to Date is \$36,115.40.

d. **Monthly Resolution List:** During the month of December 2022 there were 53 resolutions presented to the Committee for consideration showing a Total Collected of \$169,026.22; total to County Clerk of \$4,320.65; total to Auctioneer of \$0, total to Recorder of Deeds \$4,254.75 total to Agent of \$51,725.08, Misc. Overpayment fee \$238.70, total to County Treasurer of \$108,487.04 and a total to County of \$117,062.44.

e. **Update Report:**

Lunetha Stuart – Account #201600823 – Paid \$525 at meeting and to pay \$243 by 11/18/22.
Receive \$243 on 12/5/2022.

- f. **Auction Report:**
None

A motion was made by Mr. Bittle and seconded by Mr. Greenwald to approve the tax agent 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 had no names on the list of accounts paid in full.
- c. **Bobbie Coleman:** Ms. Coleman requested an extension with time payments on account #201402397. The property is located at 3136 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,547.55. A motion made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$1,105 and approve a six (6) month extension with full County Board approval. Motion carried.
- d. **David Ayers for Wilma Powell:** Mr. Ayers requested an extension with time payments on account #201700754. The property is located at 737 Veronica Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,466.41. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$700 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Cynthia Eubank:** Ms. Eubank requested an extension with time payments on account #201701123. The property is located at 807 Lindbergh Drive in East St. Louis. The account is delinquent in taxes in the amount of \$1,307.77. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$600 and approve a six (6) month extension. Motion carried.
- f. **Jesse Henley:** Mr. Henley requested a reinstatement with time payments on account #201600847. The property is located at 1103 N. 44th Street in Washington Park. The account is delinquent in taxes in the amount of \$16,653.30. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$3,315 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Adrienne Herndon by Ryan Blackwell:** Ms. Herndon requested a reinstatement with time payments on account #201601767. The property is located at 625 N. 74th Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,527.22. The property is in the auction. Scheduled for next meeting and to pay \$1,500.
- h. **Lorne Buchanan:** Ms. Buchanan requested a reinstatement with time payments on account #201803207. The property is located at 4936 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$1,386.82. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Mosley, Jr. to accept a down payment of \$261 payment and approve a six (6) month extension. Motion carried.
- i. **Cierra Harlan:** Ms. Harlan requested a reinstatement with time payments on account #201703502. The property is located at 406 St. Thomas Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$9,092.84. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,795 payment and approve a six (6) month extension with full County Board approval. Motion carried.
- j. **Derrick Olunloyo & Brandon Jeffries:** Mr. Olunloyo & Mr. Jeffries requested a reinstatement with time payments on account #201602895. The property is located at 1321 Richard Drive in

Cahokia Heights. The account is delinquent in taxes in the amount of \$5,341.93. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$1,049 payment and approve a six (6) month extension with full County Board approval. Motion carried.

- k. **Lakecia Cole:** Ms. Cole requested a reinstatement with time payments on account #201501951. The property is located at 409 Beachland Place in Cahokia Heights. The account is delinquent in taxes in the amount of \$12,757.83. The property is in the auction. Ms. Cole requested a reinstatement with time payments on account #201202002. The property is located at 742 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$13,081.65. The property is in the auction. Ms. Cole requested a reinstatement with time payments on account #201201594. The property is located at 900 Pennsylvania Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$9,760.11. The property is in the auction. Scheduled for next meeting for all three accounts.
- l. **Friends Benefit 618 by Demetrius Friend:** Mr. Friend presented to the committee what he has done with the properties he is interested in buying. Mr. Friend explained it would help his organization, St. Louis residents and those from other states who believe in the program. Mr. Friend said this would help increase the population of East St. Louis and would give people employable training which would make them marketable to be employed. Mr. Friend has cleaned up the property including any items that have been dumped on the property. Mr. Friend said if he could get a contract, he would talk with Ameren to get lights up, post signs and get to fixing the property. Mr. Strohmeyer gave the pricing breakdown based on the \$20 frontage foot where the Studio 618 building would be \$5,960 and the nursing home would be \$8,760. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to agree for a contract to be made for the two properties. Motion carried.
- m. **Bryan Watson by Whitney Strohmeyer:** Mr. Watson requested an extension with time payments on account #201501763. The property is located at 504-506 N. 27th Street in East St. Louis. The account is delinquent in taxes in the amount of \$11,891.59. A motion was made by Mr. Greenwald and seconded by Mr. Mosley, Jr. to accept a down payment of \$2,370 payment and approve a six (6) month extension with full County Board approval. Motion carried.
- n. **Michael Austin by Whitney Strohmeyer:** Mr. Austin requested an extension with time payments on accounts #201402359 & #201402360. The properties are located at 2744 & 2738 Bond Avenue in East St. Louis. The accounts are delinquent in taxes in the amount of \$5,372.95 & \$3,207.82. A motion was made by Mr. Crawford and seconded by Mr. Mosley, Jr. to accept a down payment of \$3,000 payment for account #201402360 and approve a six (6) month extension for both accounts. Motion carried.

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

- (1) **Abdul Boyd:** Requested an extension with time payments on account #201804254.
- (2) **Sharie Elliott:** Requested an extension with time payments on account #201800707.
- (3) **Menyoun Jordan:** Requested a reinstatement with time payments on account #201202006.
- (4) **Ricardo Mason:** Requested a reinstatement with time payments on account #201701599.
The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented that the 22-04-ESL bid took place at 6:00pm for the 23 houses scheduled for demolition. Hank's Excavating bid \$322,750.00, Hillsdale Demolition and Contracting from St. Louis bid \$510,163.00, S. Shafer Excavating bid \$196,300.00 and Hayes Contracting Inc. bid \$273,454.00. Mr. Mitchell mentioned 806 N. 34th Street is on the list for demolition under this contract. Mr. Mitchell said the person residing would be out by this Friday. Mr. L. Mosley asked when this house would be torn down. Mr. Mitchell said as soon as possible. Mr. Strohmeyer mentioned that nothing really can be done until the squatter is out of the house. Mr. L. Mosley asked if the State's Attorney could have him removed. Mr. Strohmeyer said they were trying to not

go that route of an eviction because it is a process and could take longer for anything to be done at the property. Mr. Mosley, Jr. commented that we don't want to blame any wrong parties because everyone is doing their due diligence and trying to complete the request of this committee to get this house demolished.

A motion by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept S. Shafer Excavating's bid. Motion carried.

Ameren invoice in the amount of \$61.67 for the lights at Attucks School to prevent people from stealing anything before the building is torn down. JMF Construction submitted an invoice in the amount of \$1,450 for emergency boarding up of an old Walgreens and nursing home to prevent homeless from living in the building and potentially starting a fire. C & T Services submitted an invoice for \$9,200 for asbestos inspection of the 23 houses schedule for demolition.

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to pay the invoices. Motion carried.

5. **OTHER BUSINESS:**

Mr. Mosley, Jr. brought up Attucks School and the agreement from District 189 to transfer to the Trustee for demolition. Mr. Mosley, Jr. made the point that the school district is a huge contributor to the demolition fund. Mr. Strohmeyer talked about the process of how some of the other schools that have been torn down through this committee where they are brought from the district and become another business and eventually end up in delinquent taxes and the Trustee ends up with the property. Mr. Mosley, Jr. wants the committee to be proactive by agreeing to the transfer so further problems don't occur at the vacant building. Mr. Strohmeyer talked about the intergovernmental agreement which would deed the building to the Trustee so they could move forward with demolition since there are no outstanding taxes or deeds because the school district still owns the building.

Mr. Mosley, Jr. wants the committee to think about inflation and that some of the contracting services are wanting a little bit of increase due to inflation. Mr. Mosley, Jr. would like the committee to think about this going forward. Mr. Mitchell mentioned that C & T Services let him know that their services would be going up since the laboratories are charging more for the testing of the samples.

Mr. Greenwald asked about the nursing home and boarding up. Mr. Strohmeyer said there had been some clean up. Mr. Mosley, Jr. said that there had been grass cutting done and part of the fence was away, but brush had been put up to keep people from going inside. Mr. Mosley, Jr. met with one of the investors from down south who mentioned that there was a foundation that they who be affiliated with if they were to get the building. Mr. Mosley, Jr. said that this foundation would help with fortify the building with lighting and cameras. Mr. Mosley, Jr. let them know that if the committee approves it there is a retake clause. Mr. Mosley, Jr. said there would be a window of time for them to do what they say they want to do with the building. Mr. Mosley, Jr. talked about if they would be able to fortify that if they took to the city and showed them what they have been doing that it might be easier for them to approve. Mr. Mosley, Jr. stated they are doing all this work on upkeep without even knowing if they will be approved which shows they are interested. Mr. Strohmeyer presented the pricing structures for the two properties that Friends Benefit 618 are looking at. Mr. Strohmeyer gave background on what the buildings used to be at 809 and 819 St. Louis Avenue. Mr. Strohmeyer said there are three parcels involved and that there are delinquent taxes from 2018-2021. Mr. Strohmeyer mentioned in the past they are doing two different pricing first option is minimum auction price of \$795 per parcel (\$750 + \$45 recording fee) or second option is \$20 frontage foot. Mr. Strohmeyer said the \$20 frontage foot is based on an average of stuff that sells through the auction and to be consistent with a price without having to get an appraisal for the property. Mr. Strohmeyer said the nursing home property has delinquent taxes of almost \$300,000 and has been vacant for a long time. Mr. Strohmeyer suggested using the \$20 frontage foot if the committee wants to support this group purchasing these properties. Mr. Strohmeyer mentioned that they used this same procedure with the City of East St. Louis.

Mr. Strohmeyer stated that the City of East St. Louis had made a request for the LA Customs building located at 1443 Bond Avenue. Mr. Strohmeyer said he did the same kind of pricing for this building with the \$20 frontage foot. Mr. Mosley Jr. asked if they had made a formal request. Mr. Strohmeyer said it had been a couple of months, but a formal request was made from the city through the mayor. Mr. Strohmeyer said he could check to see if they were still interested in the building but wanted to run it by the committee about the pricing. Mr. L. Mosley and Mr. Mosley, Jr. said to reach out to the city and Mr. Strohmeyer could give them the pricing as an offer if they wanted to continue.

Mr. Strohmeyer said that occasionally they end up with a part of a structure or a strip of land that is 4 ft wide by 100 feet with surrounding parcels being owned by the same person who may want that land. Mr. Strohmeyer is asking for the ability to negotiate with the owners to agree for them to have the land so that another party can't come in and buy the land and make demands to get this landlocked property. Mr. Strohmeyer wanted to bring the attention to the committee now, but a formality would be submitted to the committee later if this is the route the committee wants. Mr. Strohmeyer stated that in person auction the surrounding landowners would be able to bid on it, but with the sealed bids they are just hoping nobody else out bids them. Mr. Strohmeyer said this would stop opportunists from coming in and trying to get these parcels when it is more beneficial for the surrounding parcel owner to have the parcel.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald. and seconded by Mr. Bittle to adjourn at 8:20 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee