

### **TRUSTEE COMMITTEE MEETING – October 19, 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.  
Curtis McCall, 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  
Doug Jameson

### **1. MINUTES:**

A motion was made by Mr. Mosley, Jr., and seconded by Mr. Bittle to approve the minutes of the September 14, 2022, Trustee Committee Meeting. Motion carried.

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

a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2022 shows a Beginning Balance of \$64,266.46, Receipts of \$15,558.57, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$39.98 with a Balance at Month End of \$79,864.98.

b. **Payment Account Activity:** The Payment Account Activity Report for September 2022 shows a Beginning Balance of \$890,017.46 and a Balance at Month End of \$863,409.13.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for September 2022 shows the Amount of Penalty as \$3,389.26, the Amount of Tax as \$8,639.50, Year to Date Totals of the Amount of Penalty as \$314,747.40 and the Year-to-Date Amount of Tax as \$822,827.41. The Total Collected Year to Date is \$1,137,574.81.

The Mobile Home Monthly Redemption Report for September 2022 shows the Amount of Penalty as \$627.02, the Amount of Tax as \$1,250.85, Year to Date Totals of the Amount of Penalty as \$9,221.05 and the Year-to- Date Amount of Tax as \$22,667.65. The Total Collected Year to Date is \$31,888.70.

d. **Monthly Resolution List:** During the month of October 2022 there were 53 resolutions presented to the Committee for consideration showing a Total Collected of \$204,557.07; total to County Clerk of \$3,171.73; total to Auctioneer of \$0, total to Recorder of Deeds \$3,104.75 total to Agent of \$53,100.63, Misc. Overpayment fee \$29.18, total to County Treasurer of \$145,150.78 and a total to County of \$151,427.26.

e. **Update Report:**

**Bettye Cunningham** – Account #201302305 – Paid \$1,50 at meeting and to pay \$500 by 10/14/22. Paid \$250 on 10/6/22

**Darien Moore** – Account #201600503– Paid \$690 at meeting and to pay \$178. Whitney Strohmeyer to present at October meeting. No payments received

**Dontelisia Moore** – Account #201501273 – Paid \$2,341 on 10/6/22 for six-month extension

- f. **Auction Report:**  
None

A motion was made by Mr. McCall, Jr. and seconded by Mr. Mosley, Jr. 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 presented a list of the accounts paid in full.
- c. **Demetrius Friend:** Mr. Friend has a nonprofit called Friends Benefit 618 and is wanting to purchase some property and to have them be renewable energy homes. The first property is located at the 5050 Summit and additional properties that were sent to Mr. Strohmeyer. The second property is located at 800 block of St. Louis Avenue. The committee suggests on getting pricing on this before getting approval from the City of East St. Louis.
- d. **Kimberly Commons:** Ms. Commons requested an extension on account #201703154. The property is located at 4014 Piggott Ave in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,160.40. A motion was made by Mr. McCall, Jr. and seconded by Mr. Crawford to accept a down payment of \$430 and approve a six (6) month payment extension. Motion carried.
- e. **Jemarco Wiley:** Mr. Wiley requested an extension on account #201702949. The property is located at 453 Godin Ave in Cahokia Heights. The account is delinquent in taxes in the amount of \$11,331.98. A motion was made by Mr. McCall, Jr. and seconded by Mr. Crawford to accept a down payment of \$2319.80 approve a six (6) month extension with full County Board approval. Motion carried.
- f. **Deborah McNeil:** Ms. McNeil requested an extension with time payments on account #201600785. The property is located at 1307 N. 38<sup>th</sup> Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,144.83. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$1,423 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Warren Love:** Mr. Love requested an extension with time payments on account #201701405. The property is located at 912 N. 84<sup>th</sup> Street in East St. Louis. The account is delinquent in taxes in the amount of \$3,241.52. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$300 and subject to pay \$342 by 10/28/22 for a six (6) month extension with full County Board approval. Motion carried.
- h. **Tiffani Ward presented by Mr. Hibbler:** Ms. Ward requested an extension with time payments on account #0120049. The property is located at 1910 Trendley Ave. The account is delinquent in taxes in the amount of \$2,211.73. No action.
- i. **Branden Harlen:** Mr. Harlen requested an extension with time payments on account #201804449. The property is located at 1145 N. 45<sup>th</sup> Street in Washington Park. The account is delinquent in

taxes in the amount of \$12,577.02. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. approve a six (6) month payment extension subject to a payment of \$2,509 by 10/28/22. Motion carried.

- j. **Charles Davis:** Mr. Davis requested an extension with time payments on account #201403246. The property is located at 311 St. Leonard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,724.46. A motion made by Mr. McCall, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,637 and to pay remaining balance of \$1,087.46 by 11/15/22. Motion carried. Mr. Davis requested an extension with time payments on account #201503349. The property is located at 309 St. Leonard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,497.92. A motion made by Mr. McCall, Jr. and seconded by Mr. Hollingsworth approved a six (6) month extension with full County Board approval. Motion carried.
- k. **Darien Moore:** Mr. Moore requested an extension on account #201600503. The property is located at 3221 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,367.65. A motion made by Mr. Mosley, Jr. and seconded by Mr. Bittle to accept a down payment of \$180 and approve a six (6) month payment extension. 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) **Lakecia Carraway:** Requested a reinstatement with time payments on account #201501951.
- (3) **Lakecia Cole:** Requested a reinstatement with time payments on account #201202002.  
Requested a reinstatement with time payments on account #201201594.
- (4) **Sandra Swanson & Henry Taylor:** Requested an extension with time payments on account #201600046.

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

Mr. Mitchell presented three (3) invoices for grass cutting in East St. Louis from Rosie Washington-Rosie's Weed Cutting in the amount of \$1,080, Shelia Thomas- Thomas Construction in the amount of \$13,140 and Oliver Hamilton, Jr. – Superior Construction Group LLC in the amount of \$6,679.80.

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

Mr. Mitchell presented an invoice from C & T Services for Attucks School asbestos inspection at the property 2600 Kansas Avenue in the amount of \$6,800. Mr. Mitchell noted that the reports showed high levels of asbestos.

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to pay the invoice. Motion carried with 6 Ayes and 1 Nay from Mr. Mosley.

Mr. Mitchell presented an invoice from S. Shafer Excavating for demolition of majority of the project 22-03-ESL in the amount of \$110,000 out of \$180,000 bid which Mike needs to

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

Mr. Mitchell asked the question if bids were going to be done now for Attucks School. Whitney Strohmeier answered that the Trustee doesn't have the deed due to an agreement not being signed by Chairman Kern yet. Whitney has talked with Dr. Moore about the process of doing obtaining this properly and Dr. Moore's concern was setting a precedent since there are other

schools similar to Attucks School in St. Clair County. Mr. Strohmeyer mentioned that it would be held in a Trust for the taxing districts. Mr. Mosley, Jr. asked the question about do we want it to be a good thing to set a precedent or a bad thing. Mr. Strohmeyer responded saying it would be so that others had the same opportunity. Mr. Mosley, Jr. made the comment that Dr. Moore isn't the elected official and if she had further questions to come to the Chairman of the Trustee Committee, Lonnie Mosley. Mr. Mosley, Jr. mentioned that the City of East St. Louis and the school district are the highest contributors to this program and these entities were the one to ask for this to be done. Mr. Mosley, Jr. is afraid that is going to be vandalism or fires and wants to be proactive about these situations. Mr. Mosley asked Mr. Strohmeyer if Chairman Kern was aware of the dilemma going on with Attucks School. Mr. Strohmeyer answered saying he believes Chairman Kern knows since he didn't sign the agreement. Mr. Strohmeyer's concern was that agreement originally stated that the deed was going to be transferred to St. Clair County which was not the intention. Mr. Mosley, Jr. would want the agreement and deed to be redone and to be present to Chairman Kern before the County Board Meeting.

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to continue with the Attucks School testing and agreement with East St. Louis School District 189 and St. Clair County.

5. **OTHER BUSINESS:**

Mr. Hollingsworth asked the committee if they would want to do anything with the trees that were still on the properties after the demolition occurred. Mr. Mosley answered that they were not going to do anything this year with them since they had focused on the grass cutting of the properties. Mr. Mosley said that it could be looked at next year and to make it a priority.

Mr. Strohmeyer stated that the City of East St. Louis put in a request for a building located at 1443 Bond to be conveyed to them since they are working with a small business to develop. The committee decided to table this request.

Mr. Strohmeyer presented that Center Ethanol Plant in Sauget closed in 2019 with it being idle for the last three years. The taxes were unpaid with the first year being 2017 payable in 2018 and eventually sold in the tax sale and went to the Trustee. No other tax buyers wanted it the property due a TIF being in effective as well as over \$2 million in taxes a year which means 93% would go to the TIF loan. Right before redemption, the prior owner was going to file for bankruptcy because the prior owner found someone who wanted to buy the property because it wouldn't cover the taxes. He was trying to get St. Clair County Chairman Kern to take pennies for the dollars on the taxes. Chairman Kern was advised not to do this by the State's Attorney's Office. The prior owner filed for bankruptcy and Neal Wallace from the Tax Agent's Office convinced the Judge to dismiss the case. The Tax Agent's Office went to court and obtained the tax deed. Since obtaining the deed, the Tax Agent's Office was in contact with multiple people about this property. The Tax Agent's Office has come to agreement with a buyer for this property in the amount of \$7,500,000. The company wants to make it into a corn based working plant like other plants they have around the Country. They are looking at two options for this property; one option is proceeding with the sale plant and second option is hiring a brokerage firm to handle these assets. Mr. Strohmeyer mentioned that he had a meeting with Chairman Kern, Neal Wallace and the State's Attorney, James Gomric about the two options.

Mr. Bittle asked a question if we went with the second option if it would cost of the sale be more than the current interested buyer. Mr. Strohmeyer answered he thinks either option would result in the same sale amount, however he isn't sure, but based on what the prior was trying to do that he wasn't getting any interest. Mr. Mosley, Jr. made the comment that if the municipality is wanting this to go forward to create jobs and bring in revenue for the area and to think about this when deciding on which option the committee goes with, but that the committee should vet the options.

Mr. Strohmeyer mentioned that a special meeting may need to be called before the County Board meeting if paperwork permits for them to be able to be to move forward with an option after all parties involved were able to review documents.

6. **ADJOURNMENT:**

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Bittle to adjourn at 8:17 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee