

TRUSTEE COMMITTEE MEETING – April 12, 2023

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
Courtney Moore
Marty Crawford
Scott Greenwald
Andy Bittle

Members Absent

Roy Mosley, Jr., Excused

Others Attending:

Whitney Strohmeier, Tax Agent Office
Kathy Hotz, Tax Agent Office
Mike Mitchell, Demolition Coordinator (via phone)
Dave Schneidewind, Attorney

Mark Mestemacher

1. **MINUTES:**

A motion was made by Mr. Bittle and seconded by Mr. Crawford to approve the minutes of the March 22, 2023, Trustee Committee Meeting. Motion carried.

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

a. **Revolving Account Activity:** The Revolving Account Activity Report for March 2023 shows a Beginning Balance of \$113,821.59, Receipts of \$14,285.91, Total Disbursements of \$33,341.18, Allocated Pool Interest in the amount of \$238.90 with a Balance at Month End of \$95,005.22.

b. **Payment Account Activity:** The Payment Account Activity Report for March 2023 shows a Beginning Balance of \$807,375.16 and a Balance at Month End of \$727,902.94.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for March 2023 shows the Amount of Penalty as \$16,595.13, the Amount of Tax as \$73,466.03, Year to Date Totals of the Amount of Penalty as \$101,259.56 and the Year-to-Date Amount of Tax as \$739,896.62. The Total Collected Year to Date is \$841,156.18.

The Mobile Home Monthly Redemption Report for February 2023 shows the Amount of Penalty as \$1,317.90, the Amount of Tax as \$5,496.74, Year to Date Totals of the Amount of Penalty as \$2,206.91 and the Year-to-Date Amount of Tax as \$7,849.34. The Total Collected Year to Date is \$10,056.25.

d. **Monthly Resolution List:** During the month of April 2023 there were 21 resolutions presented to the Committee for consideration showing a Total Collected of \$42,004.59; total to County Clerk of \$2,216.61; total to Auctioneer of \$0 total to Recorder of Deeds \$2,456.50, total to Agent of \$14,524.53, Misc. Overpayment fee \$20.80, total to County Treasurer of \$22,786.15 and a total to County of \$27,459.26.

e. **Update Report:** None

- f. **Auction Report:** None

A motion was made by Mr. Hollingsworth 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. A motion by Mr. Greenwald and seconded by Mr. Bittle to approve the down payments. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of accounts paid in full.
- c. **Mary Mckinney:** Ms. Mckinney requested a reinstatement with time payments on account #201400727. The property is located at 1721 N. 50th Street in Washington Park. The account is delinquent in taxes in the amount of \$3,021.23. The property is in the auction. A motion made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- d. **Lawrence Schaefer:** Mr. Schaefer requested a reinstatement with time payments on account #201503956. The property is located at 2413 Renois Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,213.79. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,022 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Willie Canada :** Mr. Canada requested an extension with time payments on account #201801371. The property is located at 2406 Tudor Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,487.13. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$700 and approve a six (6) month extension. Motion carried.
- f. **Evelyn Garrard by daughter:** Ms. Garrard requested a reinstatement with time payments on account #201804017. The property is located at 104 W. Adams Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,425.52. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$870 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Reuben Dent:** Mr. Dent requested a reinstatement with time payments on account #201701534. The property is located at 7019 Shipley Lane in East St. Louis. The account is delinquent in taxes in the amount of \$8,268.86. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$1,633 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Roy Wilson Jr. by Tony Gladney:** Mr. Wilson Jr. requested an extension with time payments on account #201800016. The property is located at in 103 Collinsville Avenue in East St. Louis. Not on the agenda. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$8,365 and approve a six (6) month extension with full County Board approval. Motion carried.
- i. **Norman Tremell & Schnell Carraway:** Mr. Tremell & Ms. Carraway requested a reinstatement with time payments on account #201302461. The property is located at 650 N. 37th Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,276.26. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$500 and approve to pay \$337 by 4/28/23 for a six (6) month extension with full County Board approval. Motion carried.

- j. **Torcus Boone:** Mr. Boone requested an extension with time payments on account #201800390. The property is located at 3224 North Park Drive in East St. Louis. The account is delinquent in taxes in the amount of \$5,267.65. A motion was made by Mr. Moore and seconded by Mr. Hollingsworth to accept a down payment of \$1,050 and approve a six (6) month extension with full County Board approval. Motion carried.
- k. **Branden Harlen:** Mr. Harlen requested an extension with time payments on account #201804449. The property is located at 1145 N. 45th Street in Washington Park. The account is delinquent in taxes in the amount of \$11,041.78. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$2,202 and approve a six (6) month extension. Motion carried.
Mr. Harlen stated he started a nonprofit in St. Louis about teaching tenants how to be good tenants and has spoken with the housing authority. Once they complete the class, they get a certification and have to pass an exam to get out of the class. Mr. Harlen spoke with Section 8 and they want some data so they want him to have 4,000-5,000 people to see if it works to lower evictions. Everything is online via Zoom. The test covers topics from gutters to bed bugs to parking in yards to code enforcement violations and fire hazards. Mr. Harlen will be having free classes all summer long to collect more data. Mr. Harlen is looking for resources to help increase enrollment or willing to help with props to demonstrate.
- l. **Stacy Bats:** Ms. Bats requested an extension with time payments on account #201701543. The property is located at 2200 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,694.05. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$734 and approve a six (6) month extension with full County Board approval. Motion carried.
- m. **Stanley Williams by Renisha Williams:** Mr. Williams requested an extension with time payments on account #201801227. The property is located at 807 N. 81st Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,933.66. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,181 and approve a six (6) month extension with full County Board approval. Motion carried.
- n. **Hillary Winters:** Ms. Winters requested a reinstatement with time payments on account #201704156. The property is located at 5413 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of \$9,576.32. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,900 and approve a six (6) month extension with full County Board approval. Motion carried.

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

- (1) **Arlene Griffin:** Requested an extension with time payments on account #201800981.
- (2) **Sheila Mcmillar:** Requested a reinstatement with time payments on account #201002244.
- (3) **Marcus Rushing:** Requested an extension with time payments on account #201803192.
- (4) **Santoro Underwood:** Requested a reinstatement with time payments on account #201502321. The property is in the auction.
- (5) **Eureka White:** Requested a reinstatement with time payments on account #201500636. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Strohmeyer presented an invoice from Reifers, Holmes & Peters, LLC in the amount of \$1,026 for legal services on the demolition bid packages.

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

Mr. Schneidewind said he can advise this committee is this certificate that you've been getting is based upon its face is good. Mr. Schneidewind said unfortunately the Teamsters did not get back with him and he has called them twice. Mr. Schneidewind said he didn't know if Pat was busy, but he would have called him if he had an answer. Mr. Schneidewind said we can't dispel that these certificates that are issued by the United States Department of Labor are not in compliance with what we have in our bid package. Mr. Schneidewind said if he hears differently, we have done our due diligence to come to this point and he has had many conversations with Mr. Nichols at the Teamsters to find out. Mr. Nichols has never seen the certificate, but he doesn't know that it's not a valid certificate from the US Department of Labor. Mr. Schneidewind said Mr. Nichols hasn't been able to tell him one way or another. Mr. Schneidewind said we have information to the contrary we are going to have to consider these certificates that we get from our contractors that bid on these packages as good as valid certificates unless we hear otherwise in the meantime. Mr. Schneidewind said if he hears something from Mr. Nichols I will let Mike Mitchell or Whitney and definitely the State's Attorney's Office know if his opinion changes but at this point in time those are going to have to be considered valid and with that you guys are in limbo here with the East St. Louis bid that you got the package last year and that's been on hold so it is going to be up to this committee to decide whether they want to proceed forward with that bid package that they received back in December assuming those bids met the requirements. Mr. Schneidewind said he knows Shafer was the low bidder, but they didn't have the certificate for the Teamsters, so Hayes was the next lowest bidder whether their bid is still valid he doesn't know but if this board decides let's go with those bids to see if it is valid and proceed. Mr. Schneidewind said this will give Mike direction to contact Hayes and tell them if your bid is valid if so, we are going to reward you and proceed with the demolition contract. Mr. Schneidewind said the other option is you will have to declare that all the bids are null and void and rebid it. Mr. Schneidewind said we have some new parameters that have been added to the bid package regarding the certificate and must have a letter dated within the last 30 days of submission stating the company is in good standing with the local union. Mr. Schneidewind stated he thought that the bids would be higher now if they were to be rebid. Mr. Mitchell said he talked with Roy this morning and thought that we should rebid since it has been so long. Mr. Strohmeyer asked if the bids we received in December have a good through date on them. Mr. Mitchell said there hasn't been anything said about it, but if Hayes would get the bid we would have to check with them about the pricing. Mr. Strohmeyer said if the committee decides to go with the next bid that the price bid would need to be the same otherwise it is a whole rebid. Mr. Bittle asked if we award it to them and Shafer who was kicked out can prove they are not in good standing do they have any legal action against the County. Mr. Schneidewind said I haven't seen the entire packet Shafer submitted, but they were missing the trucking from the Teamsters. Mr. Schneidewind said they were missing the certificate from the U.S. Department of Labor like Hayes does and Shafer says they are exempt. Mr. Schneidewind said the Teamsters from the Alton location gave their opinion that all sitework like this is required to be union and have to be a Teamsters truck driver. Mr. Schneidewind said this was an opinion from 2012 that if you haul something offsite that you needed to be a Teamsters, but if you are hauling onsite then you don't have to be apart of the union. Mr. Bittle said if we rebid it with the new rules then everybody is even whereas we go back to them, and somebody says well they aren't in good standing and try to sue. Mr. Schneidewind said they are in good standing under the bid contract, but the only thing that we added was to provide a letter of good standing that is dated within a specific time frame. Mr. Strohmeyer said that's a good concern to bring up, but it is a concern with every bid packet we award. Mr. Strohmeyer said he thinks that it would be a good idea to rebid. Mr. Schneidewind said it would be the cleanest and there is the additional language that the committee has the right to reject any and all bids. Mr. Hollingsworth asked what does the State's Attorney say about this. Mr. Schneidewind said he talked with Mr. Gomric today about this and he agreed with my analysis and that it is up to the committee to make the decision. Mr. Strohmeyer asked Mr. Mosley if they would like to make a decision on it tonight on to offer it to Hayes with the old bid or to put a new packet together and put it out to bid. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to reject all bids from 22-04-ESL and to rebid the package. Motion carried. Mr. Mitchell said he will try to get it all together to have a bid opening for the next Trustee Committee meeting in May.

5. **OTHER BUSINESS:**

Mr. Mestemacher is asking the committee for any property that comes up from 9th Street/Collinsville Road which borders Fairmont City to 40th Street and Interstate 64 and 55. Mr. Mestemacher said they have been buying properties for the last 10 years as a way to do workforce development and to clean around the JJK Center Foundation. Mr. Mestemacher said he is a board member of the foundation and when it got shutdown in 2009, he became involved to get it back up and running. Mr. Mestemacher said there is a summer program that was started called Lawns for Learning that would help clean up the properties that were bought around the foundation. Mr. Mestemacher said as the years progressed, and more properties became available for purchase, the program grew into having 26 full-time employees with 15 employees being from the community who were originally homeless or unemployed. Mr. Mestemacher said that the program has focused on teaching them how to use heavy equipment and rehabbing homes. Mr. Mestemacher said over the years they have purchased about 2,000 parcels in the area and have become a safe landscaping park area. Mr. Mestemacher was approached by Illinois State Police because they were looking to relocate into East St. Louis and the community. Mr. Mestemacher said they donated about 8 acres of land across from JJK for their relocation. Mr. Mestemacher said they are going to build a 20-home market value subdivision between 25th and 29th Street on Gross with the average price being \$350,000. Mr. Mestemacher said they are going to build 16 container homes that will range in price from \$150,000 - \$175,000 between 15th and Nectar and if they are successful, we will do phase 2 and 3 of these homes. Mr. Mestemacher said they bought the former Nelson Mandela Elementary School from the school district and have been rehabbing it. Mr. Mestemacher said they moved their wrestling program into the half of the gym and the other half is being used by SWIC to teach construction classes to the community. Mr. Mestemacher said they would like to have a farmer's market that would teach kids about agriculture and have businesses come in to help with the program which could lead to internships. Mr. Mestemacher said Ameren reached out to them about a solar farm, which they have allowed Ameren 8 acres by Gordon Bush to become a solar farm. Mr. Mestemacher said that Johnny's House wants their first US location to be located in East St. Louis. Mr. Mestemacher said they are donating land on Exchange between 11th and 13th Street to allow for a \$2 million project for Johnny's House for special needs to be built. Mr. Mestemacher said Caritas is building 18 units for homeless families with young kids on Exchange near Johnny's House. Mr. Mestemacher said Ameren donated 20 acres of land to them which they would like to build in the next 3-5 years an indoor fieldhouse to allow national and international events there for track and field. Mr. Mestemacher said they are starting to work with IDNR and the East St. Louis Park District for Jones Park to add baseball fields and become a sports complex with the integration of agriculture as well. Mr. Mestemacher said we didn't buy these properties under our nonprofit; we bought them under Landsdowne LLC because we want to be paying taxes. Mr. Mestemacher said the only way for East St. Louis to be thriving is if there are taxpayers. Mr. Mosley said that Mr. Mestemacher gave Mr. Allen, Mr. Crawford, and himself a tour of their facilities about a month ago. Mr. Mestemacher said they are interviewing 50 high school kids for 24 paid positions for their 8-week program, and they will go to different job locations once a week to see what opportunities are out there. Mr. Mestemacher said they are working with Boeing and St. Clair County to try and get something similar to the SWIC construction classes, but for manufacturing. Mr. Mestemacher said they have a church in the JJK building on Sunday's, but both have outgrown their facilities. Mr. Mestemacher said one church is looking to purchase 3310 State Street to build their new church and that Landsdowne is more than happy to help purchase this property for them. Mr. Mestemacher said they are also piloting programs for different agriculture technology to help grow produce. Mr. Moore asked if they were going to pursue the old Bethlehem Church on 39th and Waverly. Mr. Mestemacher said no one had approached them about it. Mr. Mestemacher said there must be new infrastructure built when ISP comes in to help prevent back and cut down on overflow and flooding. Mr. Mestemacher said there is a TIF district with a 75% rebate around the area where these \$350,000 houses are being built which will last for 20 years. Mr. Mestemacher said that Landsdowne will have to put up about \$500,000 in escrow money each year. Mr. Mosley asked if Mr. Mestemacher could elaborate on the Pfizer Plant. Mr. Mestemacher said originally, they didn't want the plant, but bought it anyways as an option to potentially trade with someone in the future. Mr. Mestemacher also said that they would

use it as an outdoor lab for trees and shrubs. Mr. Mestemacher said they are trying to bring in US Soils in the front part of the building so it can become a soils lab, however there is some kind of contamination all around East St. Louis.

Mr. Strohmeyer gave the pricing breakdown for the property located on State Street with it either being \$750 flat or \$20 per frontage foot. Mr. Strohmeyer said the frontage foot is 375 feet making the price \$7,500 plus a \$45 recording fee for a total of \$7,545. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept the request for \$7,545.

Mr. Strohmeyer gave an update on the Attucks School demolition noting that there are some issues with the title work, so we are having an outside title company doing a full title report.

Mr. Strohmeyer gave an update on the eviction saying there was a hearing on Monday, and they are doing an extra posting so hopefully by May we will have this ready to go.

Mr. Strohmeyer said that a while ago we helped Mr. Arthur Johnson with his foundation with some parcel on 10 Katherine Dunham Place to Ohio and College or 11th. There are two more parcels that back up to them that they would like to add to it. A motion by Mr. Crawford and seconded by Mr. Greenwald to allow the extension of the property to Mr. Johnson to include these two parcels.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 8:37 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee