

TRUSTEE COMMITTEE MEETING – August 23, 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
Scott Greenwald
Andy Bittle
Courtney Moore

Members Absent

Marty Crawford
Roy Mosley, Jr.

Others Attending:

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

1. MINUTES:

A motion was made by Mr. Hollingsworth. and seconded by Mr. Greenwald to approve the minutes of the July 26, 2023, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2023 shows a Beginning Balance of \$100,985.31, Receipts of \$2,295.65, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$261.08 with a Balance at Month End of \$103,542.04.

b. **Payment Account Activity:** The Payment Account Activity Report for July 2023 shows a Beginning Balance of \$704,591.89 and a Balance at Month End of \$716,672.34.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for July 2023 shows the Amount of Penalty as \$15,941.15, the Amount of Tax as \$41,297.39, Year to Date Totals of the Amount of Penalty as \$168,778.04 and the Year-to-Date Amount of Tax as \$967,009.01. The Total Collected Year to Date is \$1,135,787.05.

The Mobile Home Monthly Redemption Report for July 2023 shows the Amount of Penalty as \$1,727.67, the Amount of Tax as \$4,133.98, Year to Date Totals of the Amount of Penalty as \$7,166.07 and the Year-to-Date Amount of Tax as \$20,150.17. The Total Collected Year to Date is \$27,316.24.

d. **Monthly Resolution List:** During the month of August 2023 there were 136 resolutions presented to the Committee for consideration showing a Total Collected of \$296,053.95; total to County Clerk of \$11,140.61; total to Auctioneer of \$150.00 total to Recorder of Deeds \$13,473.75, total to Agent of \$94,140.71, Misc. Overpayment fee \$76.68, total to County Treasurer of \$177,072.20 and a total to County of \$201,686.56.

e. **Update Report:**

Antionette Veal – Account #201700698– To pay \$500 by 7/27/23. Paid \$500 on 7/28/23 and extended.

- f. **Auction Report:** There were two (2) bad checks received. Two replacement checks have been received. There were 100 items sold from the auction on July 28,2023 for a total amount of \$182,821.95.

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 was made 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 the accounts paid in full.
- c. **Deon Whittaker:** Mr. Whittaker requested a reinstatement with time payments on account #201600485. The property is located at 2511 Waverly Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,349.35. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$900 and to pay \$163 by 10/6/2023 for a six (6) month extension with full County Board approval. Motion carried.
- d. **Lunetha Stuart:** Ms. Stuart requested an extension with time payments on account #201600823. The property is located at 1445 N. 49th Street in Washington Park. The account is delinquent in taxes in the amount of \$4,294.41. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$855 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Yashika McKay of Midwest Clean Food & Water Management:** Ms. McKay wants to purchase properties in the block of 5700 Hallows Avenue in Washington Park. Ms. McKay has hopes to build an orchard on these properties with the help of Seed St. Louis. Ms. McKay said Willoughby Farms has agreed to help teach classes so they can develop the program with the kids and provide food in a food desert area. The committee will discuss the proposition and get back with an answer.
- f. **Eugene Harris by Ms. Harris:** Mr. Harris requested a reinstatement with time payments on account #201701622. The property is located at 3330 Bond Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,274.62. A motion by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$816 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Carolyn Holloway and Ruth Mason:** Ms. Holloway and Ms. Mason requested an extension on account #201803172. The property is located at 4222 Bond Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of approximately \$7,000. A motion was made by Mr. Hollingsworth. and seconded by Mr. Moore to accept a down payment of \$1,500 and approve a six (6) month extension. Motion carried.
- h. **Allan & Heather Lourwood:** Mr. & Mrs. Lourwood requested an extension with time payments on account #201704567. The property is located at 423 S. Main Street in Dupo. The account is delinquent in taxes in the amount of \$5,379.70. A motion was made by Mr. Bittle and seconded by Mr. Greenwald to accept a down payment of \$1,070 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) **Ec Dillion Llc:** Requested a reinstatement with time payments on account #201803620.
(2) **Angela Jordan:** Requested an extension with time payments on account #201801226.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell informed the committee that Hank's is just about finished and has 1 house to go for the demolition contract. They will still have to haul dirt to fill the holes. Mr. Mitchell said he met with Mr. Hollingsworth to talk about 1360 N. 41st Street and the weeds, brush and trees that are overgrowing. Mr. Mitchell said he asked Hank's to take a look at it to give a price to clean it up. Mr. Mitchell said depending on the answer he receives from them it may be put on the next bid package. Mr. Mitchell said the house was torn down next 1324 N. 43rd and now trees are hanging over the neighbor's property. Mr. Mitchell and Mr. Strohmeyer both agreed that it would be nice to have a relationship with a tree trimming company that they trust and could call for situations that arise. Mr. Strohmeyer said there was a fire at 628 N. 78th Street which was on the demolition list and damaged the property next door. Mr. Strohmeyer said the insurance company for the damaged house reached out to the County for reimbursement, but the County is not liable. Mr. Mosley said to let the people who reached out to the committee about the trees and overgrown vegetation that a decision will be made next month on them. Mr. Strohmeyer asked Mr. Mitchell to take a look at 1631 & 1634 N 47th Street to see if they need to stay on the demolition list because someone wants to save the houses.

Mr. Mitchell said the next list for demolition in Washington Park ended up being about 31 houses, but some houses are in a row or very close.

Mr. Mitchell presented an invoice from Hank's Excavating in the amount of \$261,516.00 for 80% completion of the demolition contract 23-01-ESL.

5. **OTHER BUSINESS:**

Mr. Strohmeyer reminded everyone that the next meeting is early in September. Mr. Strohmeyer said Lansdowne Up has more properties that are interested in. Mr. Strohmeyer said that 8 properties are currently on our demolition list and Lansdowne said they are more than happy to demolish the properties themselves. Mr. Strohmeyer asked what the committee wanted to do. The committee agreed to let Mr. Strohmeyer talk with Lansdowne about letting them demolish those properties that they are inquiring about.

Mr. Strohmeyer said for the Hallows Avenue request we couldn't do the \$1 for the property like they suggested. Mr. Strohmeyer said it might be beneficial to demolish the structures since there is a demolition program in Washington Park instead of them demolishing the properties after purchasing them. Mr. Strohmeyer said we could then either do the \$750 minimum amount like we do for the auctions, or we could look at the pricing per footage. Mr. Strohmeyer said he would calculate those prices and have them for the next meeting.

6. **ADJOURNMENT:**

A motion was made by Mr. Moore and seconded by Mr. Greenwald to adjourn at 7:55 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee