

TRUSTEE COMMITTEE MEETING – February 22, 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
Roy Mosley, Jr.
Marty Crawford
Scott Greenwald
Andy Bittle

Members Absent

Courtney Moore

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 December 14, 2022, Trustee Committee Meeting. Motion carried. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to table the second paragraph in other business. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for December 2022 shows a Beginning Balance of \$82,312.59, Receipts of \$114.69, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$132.97 with a Balance at Month End of \$82,560.25.

The Revolving Account Activity Report for January 2023 shows a Beginning Balance of \$82,560.25, Receipts of \$30,707.37, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$174.96 with a Balance at Month End of \$113,442.58.

- b. **Payment Account Activity:** The Payment Account Activity Report for December 2022 shows a Beginning Balance of \$895,350.83 and a Balance at Month End of \$792,613.80.

The Payment Account Activity Report for January 2023 shows a Beginning Balance of \$792,613.80 and a Balance at Month End of \$840,440.37.

- c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for January 2023 shows the Amount of Penalty as \$73,450.36, the Amount of Tax as \$616,173.99, Year to Date Totals of the Amount of Penalty as \$73,450.36 and the Year-to-Date Amount of Tax as \$616,173.99 The Total Collected Year to Date is \$689,624.35.

The Mobile Home Monthly Redemption Report for January 2023 shows the Amount of Penalty as \$529.93, the Amount of Tax as \$1,236.15, Year to Date Totals of the Amount of Penalty as \$529.93 and the Year-to-Date Amount of Tax as \$1,236.15. The Total Collected Year to Date is \$1,766.08.

- d. **Monthly Resolution List:** During the month of January 2023 there were 63 resolutions presented to the Committee for consideration showing a Total Collected of \$177,705.47; total to County Clerk of \$5,189.47; total to Auctioneer of \$90, total to Recorder of Deeds \$4,943.00, total to Agent of

\$55,812.07, Misc. Overpayment fee \$6.00, total to County Treasurer of \$111,664.93 and a total to County of \$121,797.40.

During the month of February 2023 there were 131 resolutions presented to the Committee for consideration showing a Total Collected of \$295,336.21; total to County Clerk of \$10,273.71; total to Auctioneer of \$0, total to Recorder of Deeds \$13,324.25, total to Agent of \$90,998.16, Misc. Overpayment fee \$52.22, total to County Treasurer of \$180,687.87 and a total to County of \$204,285.83. Two items were pulled from resolution list due to error on bid. Totals reflect before removal.

e. **Update Report:** None

f. **Auction Report:**
106 items sold in the January auction. Total sale was \$225,309.96.

A motion was made by Mr. Mosley, Jr. 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. Crawford 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. **Hattie Hayes:** Ms. Hayes requested an extension with time payments on account #20180110. The property is located at 713 N. 68th Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,588.92. A motion made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$1,114 and approve a six (6) month extension. Motion carried.

d. **Sherita Thompson:** Ms. Thompson requested a reinstatement with time payments on account #201801207. The property is located at 7913 State Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,849.36. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$351 and approve a six (6) month extension. Motion carried.

e. **Erma Millard:** Ms. Millard requested a reinstatement with time payments on account #201402147. The property is located at 7029 Shipley Lane in East St. Louis. The account is delinquent in taxes in the amount of \$4,174.49. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$821 and approve a six (6) month extension with full County Board approval. Motion carried.

f. **LaDatri Spraggins:** Mr. Spraggins requested an extension with time payments on account #201800137. The property is located at 1415 Tudor Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,779.55. A motion was made by Mr. Crawford and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,000 and approve a six (6) month extension. Motion carried.

g. **Sherran Riley:** Ms. Riley requested an extension with time payments on account #201701154. The property is located at 759 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$2,275.10. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Bittle to accept a down payment of \$447 and approve a six (6) month extension. Motion carried.

h. **James Aubuchon:** Mr. Aubuchon requested an extension with time payments on account #201703826. The property is located at 2380 Lorraine Drive in Cahokia Heights. The account is

delinquent in taxes in the amount of \$1,314.49. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$255 and approve a six (6) month extension. Motion carried. Mr. Aubuchon requested an extension with time payments on account #201703912. The property is located at 2371 Lorraine Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,454.05. Tabled. No action taken.

- i. **Demond Hughes:** Mr. Hughes requested an extension with time payments on account #201500970. The property is located at 1807 N. 43rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,299.95. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$855 and approve a six (6) month extension with full County Board approval. Motion carried.
- j. **Ruth Mason & Carolyn Holloway:** Ms. Mason & Ms. Holloway requested an extension with time payments on account #201803172. The property is located at 4222 Bond Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,782.04. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$1,400 and approve a six (6) month extension. Motion carried.
- k. **Ricardo Mason:** Mr. Mason requested a reinstatement with time payments on account #201701599. The property is located at 2906 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$6,769.83. Paid account in full in the amount of \$6,780.
- l. **Arthur Johnson by Clint Collins:** Mr. Collins discussed the sale of properties. The properties are located at 809 & 819 St. Louis Avenue in East St. Louis. No action taken.
- m. **Leon Carraway by his brother:** Mr. Carraway requested a reinstatement with time payments on account #201800590. The property is located at 2914 Renshaw Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,543.49. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$1,000 and approve a six (6) month extension. Motion carried.
- n. **William Washington:** Mr. Washington requested an extension with time payments on account #20180051. The property is located at 912 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,278.42. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,4500 and approve a six (6) month extension. Motion carried.
- o. **Dwayne Wilson:** Mr. Wilson requested an extension with time payments on account #201803232. The property is located at 502 S. 50th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,056.04. No action taken.
- p. **Sharie Elliott:** Ms. Elliott requested a reinstatement with time payments on account #201800707. The property is located at 1739 Ohio Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$6,106.05. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,220 and approve a six (6) month extension with full County Board approval. Motion carried.
- q. **Cortez Yarbough:** Mr. Yarbough requested an extension with time payments on account #201703034. The property is located at 210 N. 75th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$12,385.22. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$5,400 and approve a six (6) month extension with full County Board approval. Motion carried.
- r. **Shontez Lancaster:** Mr. Lancaster requested an extension with time payments on account #201600501. The property is located at 3059 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,848.26. A motion was made by Mr. Mosley, Jr. and

seconded by Mr. Greenwald to accept a down payment of \$2,000 and approve a six (6) month extension with full County Board approval. Motion carried.

- s. **Carol Guy & Reginald Welch:** Ms. Guy and Mr. Welch requested an extension with time payments on account #201800396. The property is located at 3246 Forest Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,174.53. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept a down payment of \$1,000 and to pay \$31 by 3/15/2023 and approve a six (6) month extension with full County Board approval. Motion carried.
- t. **Shelia Mcmillar by her daughter:** Ms. Mcmillar requested an extension with time payments on account #201002244. The property is located at 2721 Bond Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,941.32. No action taken.
- u. **Oniel Amand by Whitney Strohmeyer:** Mr. Amand requested an extension with time payments on account #201800713. The property is located at 1730 Belmont Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,831.65. A motion was made by Mr. Greenwald and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,558 and approve a six (6) month extension. Motion carried.
- v. **City Lights Homes LLC by Whitney Strohmeyer:** City Lights Homes LLC requested an extension with time payments on account #201803734. The property is located at 1523 Andrews Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,161.35. A motion was made by Mr. Greenwald and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,500 and approve a six (6) month extension. Motion carried.

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

- (1) **David Edwards:** Requested an extension with time payments on account #20160110. Requested a reinstatement with time payments on account #201700898. The property is in the auction.
- (2) **Mary & Melvin Lott:** Requested an extension with time payments on account #201402344.
- (3) **Keith Randolph:** Requested a reinstatement with time payments on account #201400191. The property is in the auction. Requested an extension with time payments on account #201700328. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented an Ameren invoice in the amount of \$37.99 for last month for a total \$73.29 for two months for the lights outside at Attucks School.

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

Mr. Mitchell said on December 14 at the last meeting we had a bid opening. We had three bidders for 23 houses in East St. Louis – Shafer, Hayes, and Hank's. Shafer was the low bid and Hayes objected saying that Shafer was not in good standing with the Teamsters Union. Mr. Mitchell and Mr. Mosley, Jr. have been talking to figure what to do now. We ended up getting the attorney's Chris Allen from the State's Attorney's Office and Dave Schneidewind who does a lot of work with the Zoning Office. We brought them here to determine if we throw all the bids out or what do we do here. Mr. Mitchell said Hayes has a document from the Teamsters that they don't believe is correct because it doesn't have the secretary of labor's signature on it. Mr. Mitchell said that the only legitimate bid would be Hank's. Shafer's bid was \$198,000, Hayes was \$274,000 and Hank's was \$322,000. Mr. Mitchell said the other thing we were thinking about was whether we wanted to spend an extra \$120,000 on 23 houses or do we rebid. Mr. Greenwald asked if we have we talked to the Teamsters to see if Shafer is in good standing. Mr. Mitchell answered that yes and it sounds

like neither of the companies are. Mr. Mosley, Jr. said originally, we had one challenger from before with a different bid with the Operators and we sent it to the business agent to get their opinion and they said that contract A is not in good standing which disqualifies them and did the same thing with the Teamsters, but when they responded it was definitive so that caused us to have this conversation. Mr. Mosley, Jr. said that there are also recommendations that we change our bid documents, so we have proper coverage. Mr. Mosley, Jr. said we are waiting on the agent from the Teamsters to give us guidance on what they call an apprenticeship program. Mr. Mosley, Jr. said once we receive this then we can hopefully make changes to our bid documents that are issued from the County for this demolition program that the unions want to see which will allow us to make a decision that consistent. Mr. Mosley, Jr. said I think we should refuse these bids. Mr. Greenwald asked if we could do that and what did the lawyers say. Mr. Strohmeyer responded that we can, and the State's Attorney is on board. Mr. Strohmeyer said we would put a new packet together properly. Mr. Mitchell said I guess we wait until we receive the rewording. Mr. Mitchell asked if we should invite them back to the next meeting so we can all discuss it with them. Mr. Mosley, Jr. said yes, I think it would be good from them to hear it from beginning to end. Mr. Bittle asked what they are not in good standing with- where they not paying their dues, not part of the union. Mr. Mosley, Jr. answered there is a difference between a driver hauling materials to the site and hauling away from the site. For demolition, it is hauling away from the site so there is a different way of a contract to pay whereas hauling to a site is mandated. The union can't give us a definitive answer on the good standing, but we are just trying to be consistent. Mr. Crawford asked why it hasn't been brought up before. Mr. Mosley, Jr. answered no one has challenged it. Mr. Strohmeyer said we just want to be consistent and if we disqualify a bid, we need to make sure we disqualify it under the right parameters and vice versa if we qualify a bid it needs to be done properly. We want to make sure we are doing this right, and we will make a few changes contractually to ensure that we are. Mr. Hollingsworth said so the proper thing will be said that you have to be union. Mr. Strohmeyer said yes that's always been a part of it and they were claiming to be but there was an issue with it. Mr. Mosley, Jr. asked if we need a motion to refuse the bids. Mr. Strohmeyer said I don't think it would hurt to have a motion to cancel the whole bid package and start from a new. Mr. Mosley, Jr. said that way he can go ahead and send documentation to those bidders to let them know. Mr. Strohmeyer said it would be at least another month until we are sending a new packet out. Mr. Mitchell asked if we should wait until we have the documentation to do a motion. Everyone agreed to wait for documentation.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said the intergovernmental agreement was signed for Attucks School. We just need a deed going from the school district to the Trustee. We had some title work done to confirm grantor information since most of the schools are School District 189 and this one was just assessed as Attucks School. We were not able to find the prior deed for proper naming so it is a correct chain of title so we have reached out to the school district get involved and they may have more information. He is going to prepare the deed the way we want it and they will just need to fill in the grantor information, but it needs to be correct because if down the line we go to sell it there needs to be the right chain of title. The asbestos has been evaluated so the proper bidding process can take place. He is not sure how long it will take to get the information but recording the deed should be a quick process.

Mr. Strohmeyer stated the Ethanol Plant in Sauget closed last week.

Mr. Strohmeyer said that they have tried everything to get the squatter out on his own freewill from 804 N. 34th Street. Neal Wallace in his office has e-filed an eviction notice with the Circuit Clerk's Office. Mr. Strohmeyer said they have posted notices on the door multiple days in a row because they are being taken down. The next step is for the Sheriff's Department to serve him and any unknown parties. It is not like a regular eviction sine there is no lease, they are squatters so it would be an immediate type thing. They may be given a certain amount of time to collect their belongings to get out. After they are out, then we can get the power turned off since they were

paying a bill. There is a court date set for early April but hope that one the Sheriff serves them then they will get the hint and get out if not will we take it all the way to court.

Mr. Strohmeyer said we had a request for 1443 Bond. The city wanted to buy the property and now they have canceled that request. They are now asking if the Trustee can demolish the current structure, then sell it to the city.

Mr. Strohmeyer said we helped Sister Carol from East Side Heart and Home out with a house that was next to some property that they already had. We tore the house down and sold the property to her. There is another structure at 624 N 7th Street, and we don't have it yet and won't have it until late this fall. She was asking if there was anything that the city could do to help get the structure demolished quicker. We will hold this for her until the fall and help get it taken care of.

6. **ADJOURNMENT:**

A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to adjourn at 8:13 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee