

TRUSTEE COMMITTEE MEETING – May 24, 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 Strohmeyer, 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. Bittle to approve the minutes of the April 12, 2023, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for April 2023 shows a Beginning Balance of \$95,005.22, Receipts of \$8,853.98, Total Disbursements of \$7,164.00, Allocated Pool Interest in the amount of \$228.30 with a Balance at Month End of \$96,923.50.

b. **Payment Account Activity:** The Payment Account Activity Report for April 2023 shows a Beginning Balance of \$727,902.94 and a Balance at Month End of \$770,299.79.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for April 2023 shows the Amount of Penalty as \$15,253.24, the Amount of Tax as \$70,334.74, Year to Date Totals of the Amount of Penalty as \$116,512.80 and the Year-to-Date Amount of Tax as \$810,231.36. The Total Collected Year to Date is \$926,744.16.

The Mobile Home Monthly Redemption Report for April 2023 shows the Amount of Penalty as \$1,896.61, the Amount of Tax as \$4,991.23, Year to Date Totals of the Amount of Penalty as \$4,103.52 and the Year-to- Date Amount of Tax as \$12,840.57. The Total Collected Year to Date is \$16,944.09.

d. **Monthly Resolution List:** During the month of May 2023 there were 149 resolutions presented to the Committee for consideration showing a Total Collected of \$266,566.98; total to County Clerk of \$11,013.23; total to Auctioneer of \$0 total to Recorder of Deeds \$13,796.00, total to Agent of \$89,792.81, Misc. Overpayment fee \$21.71, total to County Treasurer of \$151,943.23 and a total to County of \$176,752.46.

e. **Update Report:**

Tremell & Carraway – Account #201302461– To pay \$337 by 4/28/23. Paid \$337.00 on 4/25/23.

- f. **Auction Report:** There were six (6) bad checks received. There have been two (2) replacement checks received from bad checks sent. There were 96 items sold from the auction on April 28, 2023 for a Total of \$141,238.40.

A motion was made by Mr. Greenwald and seconded by Mr. Crawford 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. **Sandy Taylor:** Ms. Taylor requested an extension with time payments on account #201803782. The property is located at 1921 Doris Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,851.56. A motion made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$610 and to pay \$354 by 6/21 and approve a six (6) month extension. Motion carried.
- d. **Angela Jordan:** Ms. Jordan requested an extension with time payments on account #201801226. The property is located at 8022 Church Lane in East St. Louis. The account is delinquent in taxes in the amount of \$3,975.01. No action taken.
- e. **James Aubuchon:** Mr. Aubuchon requested a reinstatement 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 \$4,976.43. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$979 and approve a six (6) month extension with full County Board approval. Motion carried.
- f. **Warren & Dorothy Love:** Mr. & Ms. Love requested an extension with time payments on account #201701405. The property is located at 912 N. 84th Street in East St. Louis. The account is delinquent in taxes in the amount of \$3,342.84. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$665 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Dr. Karen Cason:** Dr. Cason sent all County Board members a letter explaining the situation she is going through. Dr. Cason wants the property that was sold. Dr. Cason is wanting an ingress and egress for the property. Mr. Strohmeyer said Dr. Cason came to his office about the property that was sold at auction and when she came into the office a deed had not been recorded yet. Mr. Strohmeyer said he would try to intercept this so it could come to the committee and board to cancel it. Mr. Strohmeyer said shortly after meeting with Dr. Cason the deed was recorded. Mr. Strohmeyer said legally there is nothing the County Board can do at this point. The new owners would have to voluntarily deed it back to for a refund. Mr. Strohmeyer said he doesn't know the person or reached out to them. Dr. Cason said the property belonged to her mother and didn't know the property was in the auction. Mr. Strohmeyer said he is happy to try to reach out to the new owner of the property to see if they would be willing to deed the property back to us in order to grant the favor. Mr. Mosley said he and Mr. Crawford will also reach out to the owner about the property. Mr. Crawford said we like to help people out and is there anything we can do to correct this. Mr. Bittle asked when was the deed recorded. Mr. Strohmeyer answered it was recorded in February and he was trying to intercept the deed but didn't have a meeting to discuss it. Mr. Bittle said he thinks we should talk to the attorneys to see what can be done to help with this situation.

- h. **Rufus Chamber:** Mr. Chamber requested an extension with time payments on account #201801220. The property is located at 518 N. 79th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,017.71. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,200 and approve a six (6) month extension with full County Board approval. Motion carried.
- i. **Ciara Corley:** Ms. Corley requested a reinstatement with time payments on account #201803859. The property is located at 1115 S. 54th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,978.86. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$3,000 and approve a six (6) month extension. Motion carried.
- j. **Sheila Mcmillar by daughter:** Ms. Mcmillar requested a reinstatement 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 \$5,978.82. The property is in the auction. No action taken.
- k. **A-1 Realtors LLC:** A-1 Realtors LLC requested an extension with time payments on account #201804195. The property is located at 5107 N. Park Drive in Washington Park. The account is delinquent in taxes in the amount of \$12,251.11. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$2,400 and approve a six (6) month extension with full County Board approval. Motion carried.
- l. **Transition Solutions by Whitney Strohmeier:** Transition Solutions requested an extension with time payments on account #201800598. The property is located at 802 N. 33rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,720.81. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$336 and approve a six (6) month extension. Motion carried.

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

- (1) **Callie and Earl Davis:** Requested an extension with time payments on account #201300837. The property is in the auction.
- (2) **Arlene Griffin:** Requested an extension with time payments on account #201800981.
- (3) **Gwendolyn McCallum:** Requested an extension with time payments on account #201402297, #201402298, #201402306, #201402296, #201402309, #201402310, #201402311, and #201402295.
- (4) **Metro Chamber of Commerce, Richard Ruel:** Requested to purchase 240 Collinsville Avenue including parcels 01-13.0-104-012, 013 and 014.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented that the 23-01-ESL bid took place at 6:00pm for the 23 houses scheduled for demolition. Hank's Excavating bid \$333,495.00, S. Shafer Excavating bid \$251,500.00, Premier Demolition bid \$533,000.00 and Greentrack bid \$312,711.00. Mr. Mitchell said with the new requirements for the bid package not all bidders met those requirements. Mr. Bittle asked which bidder is the lowest and meets all the requirements. Mr. Mitchell said Hank's. Mr. Crawford said I think we should go with the lower bidder, so we aren't holding this project any longer. Mr. Mitchell said he would ask that 806 N. 34th Street be the first on the list to be demolished.

A motion by Mr. Greenwald and seconded by Mr. Crawford to accept Hank's Excavating's bid. Motion carried.

Mr. Mosley asked if the inspections were done for this project. Mr. Mitchell said the inspections were done way back when we first did the bid. Mr. Mosley asked if there were any other companies that did the inspections. Mr. Mitchell said we used to use SCI but it used to take months to get the inspections done. Mr. Mitchell said the current company we are using has raised their prices, so

we are probably paying about the same. Mr. Greenwald asked if we would do a bid process for the inspections like we do for the teardown if possible. Mr. Mitchell said we can do that.

Mr. Strohmeyer presented an invoice from Community Title in the amount of \$750 for title work for Attucks School and two invoices from Reifers, Holmes & Peters LLC for professional services for demolition contract in the amount of \$798 and \$228.

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

5. **OTHER BUSINESS:**

Mr. Strohmeyer said he had a request from Devin James who was doing some community garden lots and they have purchased some property before. Mr. James sent in a request for properties in the auction on the last day. Mr. Strohmeyer said they received bids on some of the properties Mr. James was inquiring about. Mr. Strohmeyer said do we want to reject the bids and allow Mr. James to purchase the requested properties. Mr. Mosley said to let Mr. James purchase the requested properties.

6. **ADJOURNMENT:**

A motion was made by Mr. Crawford and seconded by Mr. Greenwald to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee