

TRUSTEE COMMITTEE MEETING – October 25, 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
Courtney Moore
Harry Hollingsworth
Scott Greenwald
Andy Bittle
Roy Mosley, Jr.-7:08 pm.

Members Absent

Marty Crawford, 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. Hollingsworth to approve the minutes of the September 13, 2023, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2023 shows a Beginning Balance of \$123,685.49, Receipts of \$12,033.54, Total Disbursements of \$147.09, Allocated Pool Interest in the amount of \$276.90 with a Balance at Month End of \$123,862.70.

b. **Payment Account Activity:** The Payment Account Activity Report for September 2023 shows a Beginning Balance of \$677,296.11 and a Balance at Month End of \$694,568.94.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for September 2023 shows the Amount of Penalty as \$7,242.76, the Amount of Tax as \$25,798.80, Year to Date Totals of the Amount of Penalty as \$230,328.66 and the Year-to-Date Amount of Tax as \$1,086,994.27. The Total Collected Year to Date is \$1,317,322.93.

The Mobile Home Monthly Redemption Report for September 2023 shows the Amount of Penalty as \$231.70, the Amount of Tax as \$768.80, Year to Date Totals of the Amount of Penalty as \$22,478.29 and the Year-to-Date Amount of Tax as \$51,760.84. The Total Collected Year to Date is \$74,239.13.

d. **Monthly Resolution List:** During the month of September 2023 there were 183 resolutions presented to the Committee for consideration showing a Total Collected of \$396,422.08; total to County Clerk of \$16,078.14; total to Auctioneer of \$0.00, total to Recorder of Deeds \$17,081.00, total to Agent of \$123,158.35, Misc. Overpayment fee \$40.32, total to County Treasurer of \$240,064.27 and a total to County of \$273,223.41.

e. **Update Report:**

Deon Whittaker – Account #201600485– To pay \$163 by 10/6/23. Paid \$185 on 10/6/23.
Bettye Cunningham – Account #201302305- To pay \$61 by 10/6/23. Paid \$61 on 10/2/23.
Michael Suggs – Account #201201854- To pay \$1,115 by 10/6/23. Paid \$1,120 on 10/4/23.

Terrell Norman – Account #201701149- To pay \$1,095 by 10/9/23. Paid \$1,095 on 10/10/23.

Deborah McNeil- Account #201600785- To pay \$298 by 10/6/23. Paid \$300 on 9/25/23.

Chauneek Fowler- Account #201700529- To pay \$1,259 by 10/6/23. Paid \$1,259 on 10/6/23.

Account #201700531- To pay \$888 by 10/6/23. Paid \$888 on 10/6/23.

Sandy Taylor- Account #201803782- To pay \$441 by 10/6/23. Paid \$400 on 10/6/23 and extended per Mr. Strohmeyer.

- f. **Auction Report:** There was one (1) bad check received and a replacement check hasn't been received. There were 109 items sold from the auction on October 6, 2023 for a total of \$250,834.10.

A motion was made by Mr. Mosley Jr. and seconded by Mr. Moore 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. Mosley Jr. and seconded by Mr. Greenwald to approve the down payments. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Stacey Williams:** Ms. Williams requested a reinstatement with time payments on account #201804438. The property is located at 1115 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$7,268.04. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley Jr. to accept a down payment of \$1,000 and pay \$435 by 11/15/23 for approval of a six (6) month extension. Motion carried.
- d. **Ladatriil 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 \$4,837.63. A motion was made by Mr. Mosley Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,300 and approve a six (6) month extension. Motion carried.
- e. **Ryan Anderson:** Mr. Anderson requested an extension with time payments on account #201601969. The property is located at 3100 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,423.00. A motion was made by Mr. Mosley Jr. and seconded by Mr. Moore to accept a down payment of \$1,080 and approve a six (6) month extension. Motion carried.
- f. **Benita Bratcher & Demarco Suggs by Tony Gladney:** Ms. Bratcher & Mr. Suggs requested a reinstatement with time payments on account #201700732. The property is located at 643 N. 27th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,729.64. No action on the demolition list.
- g. **Lloyd Tiller:** Mr. Tiller requested an extension with time payments on account #201803520. The property is located at 1300 St. Stephen Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,358.06. A motion by Mr. Moore and seconded by Mr. Mosley Jr. to accept a down payment of \$868 and approve a six (6) month extension. Motion carried. Mr. Tiller requested an extension with time payments on account #201803647. The property is located at 724 St. Martin Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,737.25. A motion by Mr. Moore and seconded by Mr. Mosley Jr. to accept a down payment of \$944 and approve a six (6) month extension. Motion carried.

- h. **Robert Mcneese**: Mr. Mcneese requested a reinstatement with time payments on account #201703137. The property is located at 3541 Trendley Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,166.56. No action and made a \$50 payment.
- i. **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 \$2,098.18. A motion was made by Mr. Mosley Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$396 and approve a six (6) month extension. Motion carried.
- j. **Ayanna Hampton**: Ms. Hampton asked if the committee could take corrective action for a property located next to them. Ms. Hampton said that there has been dumping on their lot from the neighbor who just purchased the property through the Trustee. Mr. Mosley Jr. referred to talk to the Regulatory Affairs in East St. Louis to file the documents against the neighbor before the committee could take any action.
- k. **David Edwards**: Mr. Edwards requested an extension with time payments on account #201601110. The property is located at 1630 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,950.36. A motion was made by Mr. Mosley Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,500 and approve a six (6) month extension. Motion carried.
- l. **David Ayers**: Mr. Ayers requested an extension with time payments on account #201700754. The property is located at 737 Veronica Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,730.58. A motion was made by Mr. Mosley Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$640 and to pay \$100 by 11/15/23 and approve a six (6) month extension. Motion carried.

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

- (1) **Michael Austin**: Requested an extension with time payments on account #201402359.
- (2) **Darius Gines**: Requested an extension with time payments on account #201702893.

4. **DEMOLITION PROGRAM**:

Mr. Mitchell said there was a bid opening at 6:00pm for the 30 houses in Washington Park. There were only three bidders: Hanks, Shafer, and Murphy Contracting. Mr. Mitchell said Murphy Contracting's paperwork was not correct and was missing documents from the Teamsters and Laborers. Mr. Lonnie Mosley asked where Murphy Contracting was located. Mr. Mitchell answered they are located out of Aviston. Mr. Mitchell informed the committee that Shafer is now qualified for bids. Mr. Mitchell said the two bids were Hank's for \$308,500 and S. Shafer for \$315,800. Mr. Mitchell said Hank's was the lowest qualified bidder.

Mr. Mitchell presented three invoices for C & T Services for asbestos in the amount of \$15,500. Mr. Mosley asked if you are okay with this. Mr. Mitchell said he gets the job done quickly. Mr. Mitchell said none of the structures had any asbestos. Mr. Strohmeyer asked how many you would expect out of this number of structures. Mr. Mitchell said a couple of them. Mr. Greenwald asked can we bid the asbestos part out. Mr. Mitchell said we did in previously and he was cheaper of the bids, but he has raised his prices. Mr. Mosley asked did we agree to his price because I don't remember a motion for it. Mr. Mitchell said I thought we did, and I talked to Roy and he thought there was a motion. Mr. Strohmeyer said I remember talking about it. Mr. Greenwald said we said we were going to bid it out and not stay with the same guy. Mr. Mosley asked what the committee would you like to do. Mr. Greenwald asked do we need to make a motion to bid this out for the future. Mr. Greenwald said he has done the work so we got to pay him. Mr. Mosley said go ahead and pay him, but to bid out next time.

Mr. Mitchell said Merritt Tree Services that Mr. Strohmeyer suggested to him will do trees. Mr. Mosley asked where they are located. Mr. Mitchell said I believe they are out of Centreville. Mr. Mitchell asked Mr. Strohmeyer for a list. Mr. Strohmeyer said he will rebuild the list and get it to him. Mr. Mitchell mentioned the tree on 42nd Street and that the company only does bids on every other Friday.

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve the demolition report. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said there was a torn down property in the last round of demolition in East St. Louis at 1615 N. 42nd Street. Mr. Strohmeyer said she would like to buy the lot and put up a fence to help kids cutting through. Mr. Strohmeyer said it hasn't gone to any auctions. The committee decided it should go to the January auction.

Mr. Strohmeyer said Ms. McKay, who was here last month, wants to get more property in the 5600 block of Hallows in Washington Park. Mr. Strohmeyer said she wants the other side of the street from the properties she purchased from the committee within the last month. The committee decided she needs to come in next month and present.

Mr. Strohmeyer made the committee aware of a situation with property owners on Veronica Avenue and that the deputies are aware of what is going on in case they show up tonight.

Mr. Mosley Jr. said the City of East St. Louis is wanting to start an initiative to deal with some commercial properties. Mr. Mosley Jr. said they are working on the building next to the Spivey building and demolition is required. Mr. Mosley Jr. said they are wanting the old Walgreen's building and two clubs Mac's & Face's to be next on their list of projects. Mr. Mosley Jr. said the city is hoping to showcase this land and projected to have this done within the next 9 months.

6. **ADJOURNMENT:**

A motion was made by Mr. Mosley Jr. and seconded by Mr. Bittle to adjourn at 7:50 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee