

TRUSTEE COMMITTEE MEETING – September 13, 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
Marty Crawford
Courtney Moore- 7:05pm

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. Hollingsworth and seconded by Mr. Greenwald to approve the minutes of the August 23, 2023, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2023 shows a Beginning Balance of \$103,542.04, Receipts of \$7,866.55, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$276.90 with a Balance at Month End of \$111,685.49.

b. **Payment Account Activity:** The Payment Account Activity Report for August 2023 shows a Beginning Balance of \$716,672.34 and a Balance at Month End of \$677,296.11.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for August 2023 shows the Amount of Penalty as \$54,307.86, the Amount of Tax as \$94,186.46, Year to Date Totals of the Amount of Penalty as \$223,085.90 and the Year-to-Date Amount of Tax as \$1,061,195.47. The Total Collected Year to Date is \$1,284,281.37.

The Mobile Home Monthly Redemption Report for August 2023 shows the Amount of Penalty as \$15,080.52, the Amount of Tax as \$30,841.87, Year to Date Totals of the Amount of Penalty as \$22,246.59 and the Year-to-Date Amount of Tax as \$50,992.04. The Total Collected Year to Date is \$73,238.63.

d. **Monthly Resolution List:** During the month of September 2023 there were 33 resolutions presented to the Committee for consideration showing a Total Collected of \$57,293.41; total to County Clerk of \$2,494.02; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,891.50, total to Agent of \$22,336.92, Misc. Overpayment fee \$10.00, total to County Treasurer of \$30,560.97 and a total to County of \$34,946.49.

e. **Update Report:**

Deon Whittaker – Account #20600485– To pay \$163 by 10/6/23. Not paid as of 9/13/23.

- f. **Auction Report:** None

A motion was made by Mr. Crawford 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.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Yashika McKay:** Ms. McKay was requesting to purchase lots on Hollows Avenue in Washington Park. Mr. Strohmeyer explained there are different options if someone from the auction bid on these properties the amount would have been \$8,600.46 or a \$20 frontage foot would have been \$10,964. Mr. Strohmeyer said we can also group them as if they are vacant lots and the amount would be \$2,622 including the recording fee. Mr. Strohmeyer says these are the maximum grouping abilities that we have under our bylaws. Ms. McKay said she would take it. Mr. Strohmeyer said there will be a time frame on the demolition put in the contract. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to approve the sale of the properties. Motion carried.
- d. **Dontelisia Moore:** Ms. Moore requested a reinstatement with time payments on account #201501273. The property is located at 1311 N. 53rd Street in Washington Park. The account is delinquent in taxes in the amount of \$10,66.52. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$2,109 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Sandy Taylor:** Ms. Taylor requested a reinstatement 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 \$4,323.56. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$400 and to pay \$441 by 10/6/23 and approve a six (6) month extension. Motion carried.
- f. **Betty Cunningham:** Ms. Cunningham requested a reinstatement with time payments on account #201302305. The property is located at 2130 Martin Luther King Dr. in East St. Louis. The account is delinquent in taxes in the amount of \$5,899.09. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,100 and to pay \$61 by 10/6/2023 and approve a six (6) month extension. Motion carried.
- g. **Deborah Mcneil:** Ms. Mcneil requested a reinstatement with time payments on account #201600785. The property is located at 1307 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,722.41. The property is in the auction. A motion by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,230 and to pay \$298 by 10/6/2023 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Bobbie Coleman:** Ms. Coleman requested an extension with time payments on account #201402397. The property is located at 3136 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$ 5,575.93. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$1,140 and approve a six (6) month extension. Motion carried. Ms. Coleman requested a reinstatement with time payments on account #201803101. The property is located at 3134 Trendley Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,380.83. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$1,060 and approve a six (6) month extension. Motion carried.

- i. **Lucious Dones, Jr.**: Mr. Dones, Jr. requested a reinstatement with time payments on account #201700469. The property is located at 1914 Lincoln Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$14,313.41. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$8,000 and approve a six (6) month extension. Motion carried.
- j. **Chauneek Fowler by Terry Foxworth Jr.**: Mr. Fowler requested a reinstatement with time payments on account #201700529. The property is located at 1702 N. 36th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,387.35. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to pay \$1,259 by 10/6/23 and approve a six (6) month extension. Motion carried.
- k. **Cynthia Eubank**: Ms. Eubank requested an extension with time payments on account #201701123. The property is located at 807 Lindbergh Drive in East St. Louis. The account is delinquent in taxes in the amount of \$1,009.31. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$200 and approve a six (6) month extension. Motion carried.
- l. **Eugene Stallworth**: Mr. Stallworth requested a reinstatement with time payments on account #201804331. The property is located at 5604 Warren Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$8,122.82. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,609 and approve a six (6) month extension with full County Board approval. Motion carried.
- m. **Michael Suggs**: Mr. Suggs requested a reinstatement with time payments on account #201201853. The property is located at 2401 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$8,867.32. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,755 and approve a six (6) month extension. Motion carried. Mr. Suggs requested a reinstatement with time payments on account #201201854. The property is located at 2405 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,655.36. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept to pay \$1,115 by 10/6/2023 and approve a six (6) month extension. Motion carried. Mr. Suggs requested a reinstatement with time payments on account #201601213. The property is located at 2401 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,184.16. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$245 and approve a six (6) month extension. Motion carried.
- n. **Jennifer Ross**: Ms. Ross requested a reinstatement with time payments on account #201801058. The property is located at 641 N. 52nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,988.12. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$980 and approve a six (6) month extension. Motion carried.
- o. **Albert Harris II**: Mr. Harris requested an extension with time payments on account #201804221. The property is located at 5208 Eastgate Avenue in Washington Park. The account is delinquent in taxes in the amount of \$4,960.07. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- p. **Stephen & Latoya Lancaster**: Mr. & Mrs. Lancaster requested a reinstatement with time payments on account #201802786. The property is located at 27 Kinder Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$9,521.12. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of

\$2,233 and approve a six (6) month extension. Motion carried. Mr. & Mrs. Lancaster requested a reinstatement with time payments on account #201802865. The property is located at 221 Kinder Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,137.58. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$1,407 and approve a six (6) month extension. Motion carried.

- q. **Terrell Norman**: Mr. Norman requested a reinstatement with time payments on account #201701149. The property is located at 709 N. 37th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,053.43. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$500 and to pay \$1,095 by 10/9/2023 and approve a six (6) month extension with full County Board approval. Motion carried.
- r. **Angela Jones**: Ms. Jones requested a reinstatement with time payments on account #201800493. The property is located at 1335 N. 39th Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,251.98. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept a down payment of \$1,029 and approve a six (6) month extension with full County Board approval. Motion carried.
- s. **Ollie Smith**: Ms. Smith requested a reinstatement with time payments on account #201804035. The property is located at 121 Amelia Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$1,495.08. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$285 and approve a six (6) month extension. Motion carried.

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

- (1) **Jeremiah Tilmon**: Requested a reinstatement with time payments on account #201401906. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said the 23-01-ESL demolition by Hank's is finished. Mr. Mitchell said there were a couple of changes that took place, including 1725 N 43rd Street being removed from the list since it was bought in the auction, land clearing at 1358 & 1360 N 41st Street and the lots at 806 N 34th Street. Mr. Mitchell said they haven't finished the removal of the asbestos for the Washington Park list yet. Mr. Mitchell asked if we could start on Attucks School. Mr. Strohmeyer said everything has been executed but the school's attorney should be recording it, but he wasn't sure if it had been recorded yet. Mr. Mitchell asked to be informed if it had been recorded and then they could start a bid package for it before the next County Board meeting.

Mr. Mitchell presented an invoice from Hank's Excavating in the amount of \$73,279 for the remainder of the demolition contract 23-01-ESL. Mr. Mitchell presented an invoice from Hank's Excavating in the amount of \$2,352.50 for the tree removal at 806 N 34th Street. Mr. Mitchell presented an invoice for MS Mitch Consulting in the amount of \$11,900 for services for the 23-01-ESL demolition contract. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve paying the invoices. Motion carried.

Mr. Strohmeyer asked Mr. Mitchell if he had the chance to look at 1631 & 1634 N. 47th Street. Mr. Mitchell said 1631 is good to sell in the auction and he would check on 1634.

5. **OTHER BUSINESS:**

Mr. Greenwald asked how much does Global Developer and Great River Real Estate LLC owe us. Mr. Greenwald said I see a bunch of \$350 on the down payment request. Mr. Strohmeyer said the

minimum is \$350 or 20% of what is owed so they can only owe at most 5 times that amount so about \$1,500. Mr. Strohmeyer said they would have to come back to the committee after the first extension if they needed more time to pay.

Mr. Strohmeyer said 806 N. 43rd Street that there was a proposal for the neighbor to purchase the lots. Mr. Strohmeyer said it could be \$750 per lot plus a one-time recording fee or \$20 on frontage foot. Mr. Mosley suggested going with the \$750 per lot. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve the transaction of the four lots. Motion carried.

Mr. Mosley said last month we had the lady come in and we said we would get back to her what's going on. Mr. Strohmeyer said we can do pricing right now for it. Mr. Strohmeyer said there are several structures that need demolition. Mr. Strohmeyer said there are several ways we can go about it, but I believe she wants to do the demolition herself. Mr. Strohmeyer said we can do the \$20 frontage foot, previous auction offers, or group together like they are vacant lots. Mr. Greenwald asked if we could put the clause in there if the 501(c)(3) goes under that it comes back to the county. Mr. Strohmeyer said we can do that. Mr. Bittle asked if we could put some kind of time frame on it to get it cleared up.

Mr. Strohmeyer said Devin James wanted the committee to see an update on the progress that is being made at 715 Veronica. Mr. Strohmeyer shared original and current photos with the members.

6. **ADJOURNMENT:**

A motion was made by Mr. Bittle and seconded by Mr. Crawford to adjourn at 8:10 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee