

TRUSTEE COMMITTEE MEETING – January 24, 2024

The meeting was called to order by Lonnie Mosley at 6:30 p.m. Roll call was taken, showing a quorum present as follows.

Members Attended:

Lonnie Mosley
Roy Mosley, Jr. – 6:45 p.m.
Marty Crawford
Courtney Moore - 6:32 p.m.
Harry Hollingsworth
Scott Greenwald
Andy Bittle

Members Absent

Others Attending:

Whitney Strohmeier, Tax Agent Office
Keith St. Pierre, Tax Agent Office
Mike Mitchell, Demolition Coordinator

1. MINUTES:

A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to approve the minutes of the December 13, 2023, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for December 2023 shows a Beginning Balance of \$143,486.95, Receipts of \$936.59, Total Disbursements of \$28.09, Allocated Pool Interest in the amount of \$373.29 with a Balance at Month End of \$144,768.74.
- b. **Payment Account Activity:** The Payment Account Activity Report for December 2023 shows a Beginning Balance of \$692,041.79 and a Balance at Month End of \$703,201.55.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for December 2023 shows the Amount of Penalty as \$14,947.73, the Amount of Tax as \$92,195.06, Year to Date Totals of the Amount of Penalty as \$267,783.31 and the Year-to-Date Amount of Tax as \$1,299,836.71. The Total Collected Year to Date is \$1,567,620.02.

The Mobile Home Monthly Redemption Report for December 2023 shows the Amount of Penalty as \$7,193.43, the Amount of Tax as \$35,674.38, Year to Date Totals of the Amount of Penalty as \$30,395.86 and the Year-to-Date Amount of Tax as \$91,213.32. The Total Collected Year to Date is \$121,609.18.
- d. **Monthly Resolution List:** During the month of January 2024 there were 60 resolutions presented to the Committee for consideration showing a Total Collected of \$164,336.14; total to County Clerk of \$4,492.56; total to Auctioneer of \$120.00, total to Recorder of Deeds \$3,931.00, total to Agent of \$49,780.74, Misc. Overpayment fee \$0, total to County Treasurer of \$106,011.84 and a total to County of \$114,435.40.
- e. **Update Report:**
Hazel Jamerson – Account #201601360- To pay \$446 by 1/15/24. Payment received 1/24/24.
- f. **Auction Report:** None

A motion was made by Mr. Crawford 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. Mr. Greenwald asked about A-1 Realtors and JJE Real Estate. Mr. Strohmeyer said these are new accounts for the 2019 certificates to the Trustee and by your ordinance everyone gets a first six-month extension. A motion was made by Mr. Mosley Jr., and seconded by Mr. Greenwald to accept the down payments and extensions. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Marius "Mark" Jackson:** Mr. Jackson requested a reconveyance on account #201901855. The property is located at 603 Tulane Drive in East St. Louis. The account is delinquent in taxes in the amount of approximately \$4,300. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Crawford to accept the minimum down payment of \$888 by 1/26/24. Motion carried.
- d. **Calvin Stokes & Benetha Moore by Jennifer Jackson:** Mr. Stokes & Ms. Moore requested a reinstatement with time payments on account #201500897. The property is located at 3237 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$2,131.14. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$410 and approve of a six (6) month extension with full County Board approval. Motion carried.
- e. **Kenneth Brown & Derissa Davis:** Mr. Brown & Ms. Davis requested a reinstatement with time payments on account #201804191. The property is located at 4701 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of \$12,068.09. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$2,111.47 and to pay \$283.53 by 1/26/24. Motion carried.
- f. **Johnny Johnson:** Mr. Johnson requested a reinstatement with time payments on account #201201942. The property is located at 467 N. 29th Street in East St. Louis. The account is delinquent in taxes in the amount of \$9,494.86. 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 \$4,021 and to approve of a six (6) month extension. Motion carried. Mr. Johnson requested a reinstatement with time payments on account #201701102. The property is located at 3101 Belleview Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$8,619.37. The property is in the auction. No action taken.
- g. **Torcus Boone:** Mr. Boone requested an extension with time payments on account #201800390. The property is located at 3224 North Park Drive in East St. Louis. The account is delinquent in taxes in the amount of \$4,340.25. A motion was made by Mr. Moore and seconded by Mr. Bittle to accept a down payment of \$866 and approve of a six (6) month extension with full County Board approval. Motion carried.
- h. **Walter Moore by Torcus Boone:** Mr. Moore requested a reinstatement with time payments on account #201600789. The property is located at 1322 N. 41st Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,390.61. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,375 and to pay \$15.61 by 1/26/24 to pay in full to extend account #201700621. Motion carried. Mr. Moore requested a reinstatement with time payments on account #201700621. The property is

located at 1326 N. 41st Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,504.78. The property is in the auction. A motion was made by Hollingsworth. and seconded by Mr. Mosley, Jr. to accept no down payment and approve of a six (6) month extension if account #201600789 is paid in full by 1/26/24. Motion carried.

- i. **Adrienna Herndon by Byron Blackwell:** Ms. Herndon requested a reinstatement with time payments on account #201601767. The property is located at 625 N. 74th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,338.76. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,260 and approve of a six (6) month extension with full County Board approval. Motion carried.
- j. **Reginald Welch & Carol Guy:** Mr. Welch & Ms. Guy 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 \$4,291.56. No action taken.
- k. **Jai Anderson by Tierra Hopkins:** Mr. Anderson requested a reinstatement with time payments on account #201402405. The property is located at 3329 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,441.11. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept no down payment and to pay \$2,000 by 1/26/24 and approve of a six (6) month extension with full County Board approval. Motion carried.
- l. **Kevin Hayes & Erma Morgan Millard:** Mr. Hayes & 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 \$2,970.36. A motion was made by Mr. Crawford and seconded by Mr. Mosley, Jr. to accept a down payment of \$600 and approve of a six (6) month extension with full County Board approval. Motion carried.
- m. **Angela Jordan by Chris Johnson:** Ms. Jordan requested a reinstatement 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 \$4,771.37. The property is in the auction. No action taken.
- n. **Kevin Wallace & Clint Forsythe- Belleville Community Development Corporation:** Mr. Wallace and Mr. Forsythe asked if they could purchase 109 N. Oak for the minimum bid before the auction. BCDK works with the Grants Department to restore homes in the community and then offer them to citizens who have never owned a home before. Mr. Mosley, Jr. asked if they had a support letter from the Grants Department. Mr. Wallace said yes. Mr. Mosley, Jr. asked if they would come back in March so that the committee could do some research and the item would be removed from the current auction.
- o. **Tee White:** Mr. White requested a reinstatement with time payments on account #201402478. The property is located at 4706 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,240.65. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$1,230 and approve of a six (6) month extension with full County Board approval. Motion carried. Mr. White requested a reinstatement with time payments on account #201402485. The property is located at 4719 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,006.08. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$983 and approve of a six (6) month extension with full County Board approval. Motion carried.
- p. **Lakecia (Carraway) Cole:** Ms. Cole requested a reinstatement with time payments on account #201202002. The property is located at 742 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$17,398.72. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept no down payment and to pay \$3,300 by 1/26/24 and approve of a six (6) month extension. Motion carried. Ms. Cole requested a

reinstatement with time payments on account #201501951. The property is located at 409 Beachland Place in Cahokia Heights. The account is delinquent in taxes in the amount of \$12,062.06. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept no down payment and to pay \$2,200 by 1/26/24 and approve of a six (6) month extension. Motion carried.

- q. **Jesse Henley:** Mr. Henley requested a reinstatement with time payments on account #201600847. The property is located at 1103 N. 44th Street in Washington Park. The account is delinquent in taxes in the amount of \$17,124.97. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Crawford to accept no down payment and to pay \$3,404 by 1/26/24 and approve of a six (6) month extension. Motion carried.
- r. **Dion Garrett:** Mr. Garrett requested a reinstatement with time payments on account #201801221. The property is located at 539 N. 80th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,015.45. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Mosley, Jr. to accept a down payment of \$1,385 and approve of a six (6) month extension. Motion carried.
- s. **Valana Dale:** Ms. Dale requested a reinstatement with time payments on account #201804232. The property is located at 2015 N. 58th Street in Washington Park. The account is delinquent in taxes in the amount of \$5,203.47. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,100 and approve of a six (6) month extension. Motion carried.
- t. **ZS III LLC:** ZS III LLC requested a reinstatement with time payments on account #201400980. The property is located at 5424 Avon Place in Washington Park. The account is delinquent in taxes in the amount of \$13,126.02. 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 \$7,050 and approve of a six (6) month extension. No more extensions to be given. Motion carried. ZS III LLC requested a reinstatement with time payments on account #201501274. The property is located at 1333 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$21,823.58. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to accept no down payment and approve of a six (6) month extension. No more extensions to be given. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented an invoice from Hank's for a partial payment for the demolition of Attucks School in the amount of \$75,500 and from C&T Services for asbestos in the amount of \$700. Mr. Mitchell said that 12 properties have been demolished from the Washington Park demolition list and there are 18 properties to go. Mr. Mitchell received a bid for 437 N. 22nd Street that was asked about by Rep. Hoffman in the amount of \$11,500 from Hank's. Mr. Mitchell received a bid for 3531 Market Street asked for by Roy in the amount of \$14,000 from Hank's. Mr. Mitchell received a bid for 1524 Kingshighway for the second parcel of the property in the amount of \$1,000 from Hank's. Mr. Mitchell received two bids for 1443 Bond Avenue asked for by Roy with Shafer bidding \$24,420 and Hank's bidding \$16,525. Mr. Mitchell said we will go with the low bidder if the committee agrees. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to pay the two invoices and to go with the bids received from Hank's for all properties.

Mr. Mitchell mentioned that at the County Board meeting the State is going to be giving \$2 million to the Zoning Department for demolition of properties in Cahokia Heights and Washington Park. Mr. Mitchell said he is helping out by complying with a list and taking pictures of the properties.

Mr. Mitchell said Tim Lockett has been doing asbestos work and the prices keep fluctuating because of the price to do the testing. Mr. Mitchell asked Mr. Lockett how much it would cost for

single family home and got an answer in writing of \$400. Mr. Mitchell said he is waiting for a bid from SCI.

Mr. Mitchell talked about finding a company to do tree trimming and removal. Mr. Mitchell said he will be reaching out to Merrit again to see if they could take care of the properties that have tree issues.

5. **OTHER BUSINESS:**

None

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 8:30 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee