

TRUSTEE COMMITTEE MEETING – July 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
Scott Greenwald
Andy Bittle
Courtney Moore
Roy Mosley, Jr. – 6:34 p.m.
Harry Hollingsworth

Members Absent

Marty Crawford, Excused

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 June 12, 2024, Trustee Committee Meeting. Motion carried.

2. **TAX AGENT'S REPORTS AND RESOLUTIONS:**

a. **Revolving Account Activity:** The Revolving Account Activity Report for June 2024 shows a Beginning Balance of \$163,571.09, Receipts of \$16,723.05, Total Disbursements of \$14,451.66, Allocated Pool Interest in the amount of \$411.64 with a Balance at Month End of \$166,254.12.

b. **Payment Account Activity:** The Payment Account Activity Report for June 2024 shows a Beginning Balance of \$557,892.69 and a Balance at Month End of \$568,756.63.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for June 2024 shows the Amount of Penalty as \$22,456.92, the Amount of Tax as \$82,467.68, Year to Date Totals of the Amount of Penalty as \$139,249.09 and the Year-to-Date Amount of Tax as \$645,621.72 The Total Collected Year to Date is \$784,870.81.

The Mobile Home Monthly Redemption Report for June 2024 shows the Amount of Penalty as \$720.02, the Amount of Tax as \$1,823.60, Year to Date Totals of the Amount of Penalty as \$7,171.42 and the Year-to-Date Amount of Tax as \$22,569.13. The Total Collected Year to Date is \$29,740.55.

d. **Monthly Resolution List:** During the month of July 2024 there were 56 resolutions presented to the Committee for consideration showing a Total Collected of \$117,137.21; total to County Clerk of \$3,136.84; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,812.00, total to Agent of \$32,979.41, Misc. Overpayment fee \$64.50, total to County Treasurer of \$79,144.46 and a total to County of \$84,093.30.

e. **Update Report:**

Ollie Smith – Account #201804035- To pay \$74 by 7/24/24. Has not paid.

f. **Auction Report:** None

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth 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 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. **Dion Garrett:** Mr. Garrett requested a reinstatement with time payments on account #201801234. The property is located at 900 N. 84th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,460.05. 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 \$2,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- d. **Lester Smith and Francine Coleman:** Mr. Smith and Ms. Coleman requested a reinstatement with time payments on account #201804371. The property is located at 1449 N. 46th Street in Washington Park. The account is delinquent in taxes in the amount of \$8,742.71. 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 \$1,400 and to pay \$328 by 7/26/24 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Ricky and Karmen Range:** Mr. and Mrs. Range requested a reinstatement with time payments on account #201902683. The property is located at 2026 State Street in East Carondelet. The account is delinquent in taxes in the amount of \$6,882.66. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Bittle to accept a down payment of \$1,600 and approve a six (6) month extension. Motion carried.
- f. **Ladatrill Spraggins:** Mr. Spraggins requested an extension with time payments on account #20180037. The property is located at 1415 Tudor Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,926.21. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- 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 \$4,320.04. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$861 and approve of a six (6) month extension with full County Board approval. Motion carried.
- h. **A-1 Realtors LLC:** A-1 Realtors requested an extension with time payments on account #201800502. The property is located at 1305 N. 42nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,226.32. No action was taken. A-1 Realtors requested an extension with time payments on account #201900763. The property is located at 1308 N. 42nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$3,635.82. No action was taken.
- i. **Al Stewart:** Mr. Stewart requested an extension on account #201804424. The property is located at 1341 N. 51st Street in Washington Park. The account is delinquent in taxes in the amount of \$8,411.71. 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 \$3,500 and approve a six (6) month extension. Motion carried.

- j. **Darnell Crutcher:** Mr. Crutcher requested a reinstatement with time payments on account #201901557. The property is located at 312 N. 59th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,612.78. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Mosley, Jr. to accept a down payment of \$750 and approve of a six (6) month extension. Motion carried.
- k. **Raymond Wilbourn:** Mr. Wilbourn requested a reinstatement with time payments on account #201801374. The property is located at 2636 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,487.48. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to pull the item from auction and to pay \$1,000 by 8/6/24. Motion carried.
- l. **Michael Robertson:** Mr. Robertson requested a reinstatement with time payments on account #201800708. The property is located at 1738 Ohio Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,120.05. The property is in the auction.
Mr. Robertson requested a reinstatement with time payments on account #201800709. The property is located at 1740 Ohio Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$982.81. The property is in the auction.
Mr. Robertson requested a reinstatement with time payments on account #201800710. The property is located at 645 N. 18th Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,064.34. The property is in the auction.
Mr. Robertson requested a reinstatement with time payments on account #201800711. The property is located at 1744 Ohio Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$2,451.73. The property is in the auction. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Moore to accept a down payment on account #201800708 and #201800711 in full and approve of a six (6) month extension for account #201800709 and #201800710. Motion carried.
- m. **Cedric Wilson:** Mr. Wilson requested a reinstatement with time payments on account #201500792. The property is located at 1318 N. 9th Street in East St. Louis. The account is delinquent in taxes in the amount of \$14,076.16. The property is in the auction.
Mr. Wilson requested a reinstatement with time payments on account #202000676. The property is located at 1623 N. 50th Street in Washington Park. The account is delinquent in taxes in the amount of \$4,246.04. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. to accept a down payment of \$10,500 on account #201500792 and approve of a six (6) month extension on both accounts. Motion carried.
- n. **Aabrial and Tamika Johnson:** Mr. and Mrs. Johnson requested a reinstatement with time payments on account #2015501258. The property is located at 4713 Bunkum Road in Washington Park. The account is delinquent in taxes in the amount of \$3,544.97. The property is in the auction.
Mr. and Mrs. Johnson requested a reinstatement with time payments on account #201501277. The property is located at 1337 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$7,603.12. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a payment in full on account #201501258 and a down payment of \$3,455.03 on account #2010501277 and approve a six (6) month extension. Motion carried.
- o. **Shanta Jones:** Ms. Jones requested a reinstatement with time payments on account #201900313. The property is located at 3701 White Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,759.15. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$1,000 and to pay \$333 by 7/26/24 and approve of a six (6) month extension with full County Board approval. Motion carried.

- p. **Richard Spencer:** Mr. Spencer requested a reinstatement with time payments on account #201804405. The property is located at 1417 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$6,091.47. 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 \$2,500 and approve a six (6) month extension with full County Board approval. Motion carried.
- q. **Antionette Veal:** Ms. Veal requested a reinstatement with time payments on account #201700698. The property is located at 808 N. 24th Street in East St. Louis. The account is delinquent in taxes in the amount of \$9,334.85. 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 \$700 and to pay \$1,300 by 7/26/24 and approve a six (6) month extension with full County Board approval. Motion carried.
- r. **Cedric Jones:** Mr. Jones requested a reinstatement with time payments on account #201800751. The property is located at 2000 State Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,844.74. 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 \$350 and approve a six (6) month extension with the separation of the lots. Motion carried.

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

- (1) **Eric Jones:** Requested an extension with time payments on account #202001551.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hayes Contracting finished 30 homes in Cahokia Heights. Mr. Mitchell said he met with the Environment Committee yesterday for a bid opening for 34 homes in Washington Park. Mr. Mitchell said the committee chose Murphy Excavating as the low bidder in the amount of \$306,000, Hank's had a bid of \$308,000, Shafer had a bid in the amount of \$477,000 and Hayes had a bid of \$380,000. Mr. Mitchell said this is the next round of the grant money for demolition and not funds through the Trustee program. Mr. Mitchell reported a group of about 30 homes scattered in East St. Louis could be the next round of the grant. Mr. Strohmeyer asked about trees on properties and if they were being cleared when doing the demolition. Mr. Mitchell said it is part of the contract for dead trees to be removed.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said next week is the court date for this year's crop of properties for the unpaid 2020 taxes payable in 2021. Mr. Strohmeyer said we are at the three-year mark so we would get new structures with the worst probably going on the demolition list and then we would be able to add the others to the auction.

Mr. Strohmeyer said he received a letter with pictures from Arthur Johnson and Brenda Randle about lots next to the property they own. Mr. Strohmeyer said the lots are in the auction as one item and they have tried to sell them before. Mr. Strohmeyer said in the letter it stated there was tree damage but wasn't looking for money. Mr. Strohmeyer said they would like to purchase these lots. The committee decided to leave them in the auction and Mr. Strohmeyer would reach out to make sure they had a bid in for them.

Mr. Strohmeyer said a letter went to Chairman Kern from the City of East St. Louis inquiring about the Spivey building. Mr. Strohmeyer said the City of East St. Louis is looking to have a public/private partnership with a developer for the Spivey building and the Journal building which I already in possession of the city. Mr. Strohmeyer said the City of East St. Louis is requesting that the property be sold to them. Mr. Mosley, Jr. said he recommends that we shouldn't do a

reconveyance to the city. Mr. Mosley, Jr. suggested we do a letter of support instead. Mr. Strohmeyer said they are technically already a beneficiary since we are a trustee for all taxing bodies and agreed with doing a letter of support. Mr. Mosley, Jr. said he would like to know who the developer is and if we could get a letter of credit from them.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Mosley, Jr. to adjourn at 7:45 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee