

TRUSTEE COMMITTEE MEETING – October 23, 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
Harry Hollingsworth
Courtney Moore
Roy Mosley, Jr. – 6:43 p.m.

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. Moore and seconded by Mr. Greenwald to approve the minutes of the September 25, 2024, Trustee Committee Meeting. Motion carried.

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

a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2024 shows a Beginning Balance of \$175,307.41, Receipts of \$13,356.62, Total Disbursements of \$0.00, Allocated Pool Interest in the amount of \$441.58 with a Balance at Month End of \$189,105.61.

b. **Payment Account Activity:** The Payment Account Activity Report for September 2024 shows a Beginning Balance of \$584,823.52 and a Balance at Month End of \$584,524.12.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for September 2024 shows the Amount of Penalty as \$8,737.74, the Amount of Tax as \$43,590.90, Year to Date Totals of the Amount of Penalty as \$207,188.17 and the Year-to-Date Amount of Tax as \$875,750.94 The Total Collected Year to Date is \$1,082,939.11.

The Mobile Home Monthly Redemption Report for September 2024 shows the Amount of Penalty as \$344.73, the Amount of Tax as \$760.70, Year to Date Totals of the Amount of Penalty as \$8,712.09 and the Year-to-Date Amount of Tax as \$26,307.45. The Total Collected Year to Date is \$35,019.54.

d. **Monthly Resolution List:** During the month of October 2024 there were 275 resolutions presented to the Committee for consideration showing a Total Collected of \$734,359.05; total to County Clerk of \$22,854.68; total to Auctioneer of \$0.00, total to Recorder of Deeds \$22,808.50, total to Agent of \$211,556.79, Misc. Overpayment fee \$8.68, total to County Treasurer of \$477,130.40 and a total to County of \$522,793.58.

e. **Update Report:**

Vanisa Ford-Washington – Account #201900562- To pay \$347 by 9/30/24. Paid \$330 on 10/7/24.

Bettye Cunningham – Account #201302305- To pay \$165 by 10/4/24. Paid \$165 on 10/4/24.

Stanley Williams – Account #201302834- To pay \$1,000 by 10/4/24. Paid \$1,000 on 10/7/24.

- f. **Auction Report:** There was one (1) bad check received and requested refund. There were 219 items sold from the auction on October 4, 2024 for a total of \$616,473.84.

A motion was made by Mr. Greenwald and seconded by Mr. Bittle 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. **Lester Smith & Sanchez Rhodes:** Mr. Smith and Mr. Rhodes requested a reinstatement with time payments on account #201900772. The property is located at 1422 N. 46th Street in Washington Park. The account is delinquent in taxes in the amount of \$13,902.47. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. to accept a down payment of \$3,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- d. **Cassandra Smith:** Ms. Smith requested a reinstatement with time payments on account #201803941. The property is located at 10 Delores Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,415.84. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$1,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Dion Garrett & Timiki Adams:** Mr. Garrett requested an extension 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 \$6,384.97. No action taken.

Mr. Garrett & Ms. Adams requested an extension with time payments on account #201901519. The property is located at 830 N. 84th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,572.97. No action taken.

- f. **Shontez Lancaster:** Mr. Lancaster requested a reinstatement with time payments on account #201600501. The property is located at 3059 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$6,477.72. A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to accept a down payment of \$1,400 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Ruth Mason & Carolyn Holloway:** Ms. Mason & Ms. Holloway requested an extension on account #201803172. The property is located at 4222 Bond Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,832.50. No action taken.

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

- (1) **Adrienne Herndon:** Requested an extension with time payments on account #201601767.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said the county has started on the Washington Park demolition. SCI did the inspections but ran into an issue. The EPA said if they can't enter the structure for an inspection then it has to be treated as if there is asbestos. Mr. Mitchell said a certified asbestos person must

be on site to watch the demolition of the structure. This increases the cost of the demolition packages because the inspection can go from \$400 to \$1,000 plus having the certified personnel cost \$1,000-\$2,000 a day. Mr. Strohmeyer asked if all companies are acting on this or if it is a judgement call. Mr. Mitchell said he is unsure about it, but it is a new rule. Mr. Mitchell stated that the landfill was originally only allowing two loads a day if the remains were wrapped because of asbestos. Mr. Mitchell said we talked with the landfill, and they are allowing us as many loads per day now. Mr. Bittle asked if these were the ones going through Zoning. Mr. Mitchell said yes, but he wanted to inform the committee of future problems that we may have to face with our demolitions. Mr. Mitchell said the county is looking at some houses in Belleville for the next round of demolition.

Mr. Mitchell said he had SCI inspect/test 29 houses in East St. Louis for asbestos for the next round of trustee demolition. Mr. Mitchell said that the City of East St. Louis had since torn down four houses. Mr. Strohmeyer said he would check with the office to see if a consent form was done for this because we could run into issues with liens. Mr. Strohmeyer asked if they had asked for the test results. Mr. Mitchell said no, and it sounded like there was a lack of communication on it. Mr. Mosley said it seems like there are some demolitions happening without the proper testing to see if there is asbestos. Mr. Mitchell agreed with Mr. Mosley.

Mr. Mitchell presented an invoice for the work on 29 houses from SCI in the amount of \$14,500. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve the invoice being paid. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said they have noticed that there are some individuals and companies who are making no payments, so they default, and the property goes into the auction. Mr. Strohmeyer said they collect bids on these properties and then they end up getting pulled because the owner comes in and pays the 20%. Mr. Strohmeyer said they are going to start tracking how many times it goes into an auction for the members. Mr. Mosley, Jr. said it seems like they are trying to beat the system. Mr. Mosley, Jr. said the new tracking would allow for us to try to hold people more accountable. A discussion was held on the trends of the sealed bid auction vs in person auction.

Mr. Strohmeyer said item 7 in the auction for 306,318,411 Collinsville Avenue were all together as one item. Mr. Strohmeyer said the city wants to purchase this item; however, they received a request from the person who lost 318 that they would like to pay the taxes and get it back. Chairman Mosley asked if it was to pay the amount in full. Mr. St. Pierre said the request was for a payment plan. Mr. Mosley, Jr. suggested no action be taken for either request and continue to hold.

6. **ADJOURNMENT:**

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Greenwald to adjourn at 7:16 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee