

TRUSTEE COMMITTEE MEETING – September 25, 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
Marty Crawford
Harry Hollingsworth
Courtney Moore
Roy Mosley, Jr. – 6:35 p.m.

Members Absent

Others Attending:

Whitney Strohmeier, Tax Agent Office
Keith St. Pierre, Tax Agent Office

1. MINUTES:

A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to approve the minutes of the August 21, 2024, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2024 shows a Beginning Balance of \$169,540.58, Receipts of \$5,319.96, Total Disbursements of \$62.07, Allocated Pool Interest in the amount of \$446.87 with a Balance at Month End of \$175,307.41.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2024 shows a Beginning Balance of \$624,582.43 and a Balance at Month End of \$584,823.52.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for August 2024 shows the Amount of Penalty as \$8,684.28, the Amount of Tax as \$43,240.72, Year to Date Totals of the Amount of Penalty as \$198,450.43 and the Year-to-Date Amount of Tax as \$832,160.04 The Total Collected Year to Date is \$1,030,610.47.

The Mobile Home Monthly Redemption Report for August 2024 shows the Amount of Penalty as \$931.48, the Amount of Tax as \$2,243.00, Year to Date Totals of the Amount of Penalty as \$8,367.36 and the Year-to-Date Amount of Tax as \$25,546.75. The Total Collected Year to Date is \$33,914.11.
- d. **Monthly Resolution List:** During the month of September 2024 there were 58 resolutions presented to the Committee for consideration showing a Total Collected of \$109,525.95; total to County Clerk of \$4,447.81; total to Auctioneer of \$0.00, total to Recorder of Deeds \$2,865.75, total to Agent of \$37,482.86, Misc. Overpayment fee \$0.00, total to County Treasurer of \$64,729.53 and a total to County of \$72,043.09.
- e. **Update Report:**
Vanisa Ford-Washington – Account #201900562- To pay \$347 by 9/30/24. Has not paid as of 9/25/24.

- f. **Auction Report:** Cityup! Holdings, LLC has not replaced the bad check yet. No second bidder and could end up back in the auction.

A motion was made by Mr. Crawford 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. Greenwald and seconded by Mr. Mosley, Jr. 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. **Jeremiah Tilmon:** Mr. Tilmon requested a reinstatement with time payments on account #201401906. The property is located at 839 N. 75th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,314.85. 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 \$1,300 and approve a six (6) month extension with full County Board approval. Motion carried.
- d. **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 \$7,903.48. 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 \$1,562 and approve a six (6) month extension with full County Board approval. Motion carried.
- e. **Allen Bonds:** Mr. Bonds requested a reinstatement with time payments on account #201804444. The property is located at 1160 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$8,658.84. 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 \$4,300 and approve a six (6) month extension. Motion carried.
- f. **Dontelisia Moore by Charles 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 \$10,691.61. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$2,500 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Donna Fenton:** Ms. Fenton requested a reinstatement on account #201601924. The property is located at 2403 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$8,532.69. The property is in the auction. No action taken.
- h. **Bettye Cunningham:** Ms. Cunningham requested a reinstatement with time payments on account #201302305. The property is located at 2130 Martin Luther King Drive in East St. Louis. The account is delinquent in taxes in the amount of \$6,418.54. 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 \$1,100 and to pay \$165 by 10/4/24 and approve of a six (6) month extension with full County Board approval. Motion carried.
- i. **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 \$7,116.26. The property is in the auction. A motion was made

by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,405 and approve of a six (6) month extension with full County Board approval. Motion carried.

- j. **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 \$7,254.09. 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 \$1,435 and approve a six (6) month extension with full County Board approval. Motion carried.
- k. **Deon Whittaker:** Mr. Whittaker requested a reinstatement with time payments on account #201600485. The property is located at 2511 Waverly Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,803.46. 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 \$1,200 and approve a six (6) month extension with full County Board approval. Motion carried.
- l. **Bobbie Coleman:** Ms. Coleman requested a reinstatement 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 \$5,605.53. The property is in the auction. A motion was made by Mr. Hollingsworth. and seconded by Mr. Crawford to accept a down payment of \$1,500 and approve a six (6) month extension. Motion carried.
- m. **Ryan Anderson:** Mr. Anderson requested a reinstatement 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 \$5,579.69. 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 \$1,100 and approve a six (6) month extension with full County Board approval. Motion carried.
- n. **Stephen & Latoya Lancaster:** Mr. and 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 \$6,557.99. The property is in the auction. No action taken.
- o. **Rodnica McGee:** Ms. McGee requested a reinstatement with time payments on account #201502433. The property is located at 2626 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,552.16. The property is in the auction. No action taken.
- p. **Charles & Jaqueline Davis:** Mr. and Mrs. Davis requested a reinstatement with time payments on account #201903020. The property is located at 301 Revere Drive in Belleville. The account is delinquent in taxes in the amount of \$4,781.92. 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 \$955 and approve a six (6) month extension. Motion carried.
- q. **Carla Willis:** Ms. Willis requested a reinstatement on account #201900277. The property is located at 108 Judith Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$13,362.78. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$2,652 and approve a six (6) month extension. Motion carried.
- r. **Issac Lewis:** Mr. Lewis requested a reinstatement on account #202001848. The property is located at 209 N. 69th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$9,500 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 \$2,000 and approve a six (6) month extension. Motion carried.
- s. **Stanley Williams by Renisha Williams:** Mr. Williams requested a reinstatement with time payments on account #201302834. The property is located at 8103 State Street in East St. Louis.

The account is delinquent in taxes in the amount of \$4,963.05. 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 \$1,000 and to pay \$1,000 by 10/4/24 and approve a six (6) month extension with full County Board approval. Motion carried.

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

- (1) **A-1 Realtors LLC:** Requested an extension with time payments on account #201900763. Paid in full \$5,260 on account #201800502 before meeting.
- (2) **Shannon Baker:** Requested a reinstatement with time payments on account #201804448 & #201501299. The properties are in the auction.
- (3) **Eric Jones:** Requested a reinstatement with time payments on account #202001551. The property is in the auction.
- (4) **Gwendolyn McCallum:** Requested a reinstatement with time payments on account #201402297. The property is in the auction.
- (5) **Wayne, Christopher & Tawanda Story:** Requested a reinstatement with time payments on account #201901839. The property is in the auction.
- (6) **Shaquille White:** Requested a reinstatement with time payments on account #202001312. The property is in the auction.

4. **DEMOLITION PROGRAM:** - None

5. **OTHER BUSINESS:**

Mr. Strohmeyer said item 237 located at 7125 Church Lane in East St. Louis is clearly burnt and needs to be demolished. Mr. Strohmeyer said the item needs to be removed from the auction list.

Mr. Mosley, Jr. said we originally were going to demolish the Spivey building but it has an adjoining wall with the Journal building which is owned by the City of East St. Louis. Mr. Mosley, Jr. said a developer would like to redevelop the area. Mr. Mosley, Jr. said they are looking to apply for a historical tax credit and submit preliminary applications to state and federal agencies for funding. Mr. Mosley, Jr. said they are looking for a letter of support from the committee that they would have the ability to use the parcels if approved. Mr. Strohmeyer said he talked with Neal Wallace who is the attorney about it. Mr. Strohmeyer said we wouldn't want to open ourselves up to liability issues if we sent a site control letter. Mr. Strohmeyer said we could let the City of East St. Louis take liability and they could handle it like they did with the hotel with this developer, or we can do a letter of support like Mr. Mosley, Jr. mentioned. Mr. Strohmeyer said the letter from the developer requested written correspondence from the site owner which would be the Trustee which is the trust for all the taxing bodies. Mr. Strohmeyer said he can start working on a letter of support tomorrow.

6. **ADJOURNMENT:**

A motion was made by Mr. Mosley, Jr. and seconded by Mr. Hollingsworth to adjourn at 7:37 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee