

TRUSTEE COMMITTEE MEETING –April 23, 2025

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
Sue Gruberman
Harry Hollingsworth
Courtney Moore

Members Absent

Others Attending:

Whitney Strohmeier Tax Agent Office
Kim Wildhaber, Tax Agent Office

Mae Brown, Citizen
Killian Weir, Citizen

1. MINUTES:

A motion was made by Mr. Greenwald and seconded by Mr. Crawford to approve the minutes from the March 26, 2025, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for March 2025 shows a Beginning Balance of \$224,896.71, Receipts of \$18,815.91, Total Disbursements of \$25,176.54, Allocated Pool Interest in the amount of \$524.10 with a Balance at Month End of \$219,060.18.

- b. **Payment Account Activity:** The Payment Account Activity Report for March 2025 shows a Beginning Balance of \$563,050.08 and a Balance at Month End of \$575,767.73.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for March 2025 shows the Amount of Penalty as \$25,789.38, the Amount of Tax as \$163,237.51, Year to Date Totals of the Amount of Penalty as \$50,802.77 and the Year-to-Date Amount of Tax as \$332,014.44. The Total Collected Year to Date is \$382,817.21.

The Mobile Home Monthly Redemption Report for March 2025 shows the Amount of Penalty as \$1,228.05, the Amount of Tax as \$4,542.55, Year to Date Totals of the Amount of Penalty as \$4,734.76 and the Year-to-Date Amount of Tax as \$17,621.21. The Total Collected Year to Date is \$22,355.97.

- d. **Monthly Resolution List:** During the month of April 2025 there were 47 resolutions presented to the Committee for consideration showing a Total Collected of \$120,191.47; total to County Clerk of \$2,824.17; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,733.00, total to Agent of \$34,438.93, Misc. Overpayment fee \$1.00, total to County Treasurer of \$81,194.37 and a total to County of \$85,751.54.

e. **Update Report:**

Derissa Davis – Account #201804191- To pay \$1,018 by 4/25/25.

ZS III LLC – Account #201600839- To pay \$400 by 4/25/25.

ZS III LLC – Account #201600840- To pay \$400 by 4/25/25.

ZS III LLC – Account #201501274- To pay \$5,200 by 4/25/25.

- f. **Auction Report:** None

A motion was made by Mr. Hollingsworth 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. Moore 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. **Tremell Norman and Schnell Carraway:** Mr. Norman and Ms. Carraway requested a reinstatement with time payments on account #201302461. The property is located at 650 N. 37th Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,271.87. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,036 and approve of a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- d. **Lawrence Schaefer:** Mr. Schaefer requested a reinstatement with time payments on account #201503956. The property is located at 2413 Renois Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,612.96. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$1,104 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- e. **Reginald Welch and Carol Guy:** Mr. Welch and Ms. Guy requested a reinstatement 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 \$4,434.42. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$866 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- f. **Stanley Williams by Renisha Williams:** Mr. Williams requested a reinstatement with time payments on account #201601432. The property is located at 503 N. 57th Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,401.64. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,063 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- g. **Lunetha Stuart:** Ms. Stuart requested an extension with time payments on account #201600823. The property is located at 1445 N. 49th Street in Washington Park. The account is delinquent in taxes in the amount of \$4,942.44. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$975 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Eric Howard:** Mr. Howard requested to purchase the property located at Rear 5706 Bond Avenue in Cahokia Heights. Mr. Strohmeyer said this property was in a previous auction with no bids on it. Mr. Strohmeyer said it is available for two years to anyone to make an offer and it is just outside of that timeframe so we can give it to him tonight for the minimum bid amount or put it in the auction in July. A motion was made by Mr. Bittle and seconded by Ms. Gruberman to approve of the sale in the amount of \$786. Motion carried.

- i. **United Congregations of the Metro East by Darnall Tingle:** Mr. Strohmeyer said the committee demolished the old Regions Bank building several years ago and hasn't been in an auction since. Mr. Strohmeyer said it has been on hold until someone wanted to develop it. Mr. Tingle, Executive Director, said they would like to purchase two parcels 02-26.0-422-038 and 02-26.0-422-039 which are located at N. 87th Street and State Street in the amount of \$15,000. Mr. Tingle said they would like to turn it into a clean energy business incubator and net zero campus. Mr. Tingle said they are pursuing \$1 million in state matching funds. Mr. Tingle said they have a coalition with City and State leaders (Jay Hoffman and Nikki Budzinski), as well as, business partners – Ameren, SIUE, Washington University and Clean Energy Networks. Mr. Tingle said they would build a new building which would include a commercial kitchen, office space and a walking trail which the community would be able to use. Several members asked if they had support letters from the those that they are working with. Mr. Tingle said he doesn't have them all with him tonight but can put them together. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to approve of the sale in the amount of \$15,000 on the condition that they would provide the requested documentation to the committee by the next meeting. Motion carried.
- j. **The House of Mary Corp by Natasha Patterson:** The House of Mary Corp requested to purchase the property located at 1917 Central Avenue outside of the auction under auction item number 0425011. Mr. Strohmeyer said we approved a sale in January 2020 to Power of Change, but there were squatters, and they did not want to deal with it. Mr. Strohmeyer said the sale never went through and the property has been sitting since. Ms. Patterson said it would be a total gut and would be used to house women getting out of prison. Ms. Patterson said we want to provide an affordable lease housing option and help those to be able to purchase a house in the community. Mr. Strohmeyer said the standard pricing for municipalities or nonprofits is \$20 per frontage foot. Mr. Strohmeyer said the frontage is 90 feet but there is also a 90 foot frontage on a vacant lot that is next to it. Ms. Patterson said we would take the lot as well. A motion was made by Mr. More and seconded by Mr. Hollingsworth to approve of the sale in the amount of \$3,636. Motion carried.
- k. **Lester Smith and Francine Coleman:** Mr. Lester and Ms. Coleman requested an extension 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 \$8,732.25. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,750 and approve a six (6) month extension with full County Board approval. Motion carried.
- l. **Evelyn Garrard:** Ms. Garrard requested a reinstatement with time payments on account #201804017. The property is located at 104 W. Adams Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,451.21. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$1,072 and approve a six (6) month extension with full County Board approval. Motion carried.
- m. **Darrell Jones:** Mr. Jones requested a reinstatement with time payments on account #201502321. The property is located at 137 N. 72nd Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,014.90. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$982 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- n. **Dwayne Wilson:** Mr. Wilson requested a reinstatement with time payments on account #201803232. The property is located at 502 S. 50th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,915.73. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$800 and approve a six (6) month extension with full County Board approval. Motion carried.
- o. **Krista Adams:** Ms. Adams requested a reinstatement with time payments on account #201901385. The property is located at 736 N. 70th Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,380.94. The property is in the auction. A motion was made

by Mr. Greenwald and seconded by Mr. Hollingsworth to accept a down payment of \$900 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) **Torcus Boone**: Requested an extension with time payments on account #201800390.
- (2) **Joe Williams**: Requested a reinstatement with time payments on account #201303211.
The property is in the auction.

Mr. Strohmeyer said Courtney Hoffman with Coalition Against Illegal Dumping didn't show up. Mr. Strohmeyer said they are listed under a 508(c)1a which is for ministries and churches to allow separation of church and state and they do not have to report funding to the government. Mr. Strohmeyer said the corporation is filed in Delaware and have an agent out of Las Vegas. Mr. Strohmeyer said he asked Mr. Hoffman if they were a church and he said no. Mr. Strohmeyer said he received the signed contract and the check. Mr. Greenwald said he contacted Nikki Budzinski's Office to follow up on the partnership that was mentioned. Mr. Greenwald said her campaign manager has no knowledge of this project. Mr. Greenwald said someone has started working on clearing up the property. Mr. Greenwald said he is questioning that him and his wife used to own the property before and never cleaned it up for the residents. Mr. Greenwald said he has a serious problem with giving the property to him. Mr. Hollingsworth asked why. Mr. Greenwald said he lied to the committee. Mr. Hollingsworth said we should give him the benefit of the doubt because there will always be conflict with actions. Mr. Hollingsworth said he shouldn't of lied about Nikki Budzinski, but she doesn't stay in this town, I stay in this town. Mr. Hollingsworth said if it's going to be good for the town and since I stay in the town and working with regulatory affairs and new Township Clerk-Elect that means something. Mr. Hollingsworth said he has been supporting everybody and been winning everybody when the odds were against us. Mr. Hollingsworth said he is trying to make things good for the city which is good for me and the people I represent. Mr. Hollingsworth said this guy is an alderman for the City of East St. Louis. Mr. Greenwald asked why wouldn't he use the State of Illinois. Ms. Gruberman said a lot of corporations do incorporate in the State of Delaware because it is cheaper. Ms. Gruberman said I have an accounting background and never heard of a 508(c)1a. Mr. Strohmeyer said we asked him to be here to explain it because we had concerns. Mr. Greenwald said him and his wife used to own the property. Mr. Strohmeyer said that's an issue too. Mr. Greenwald said we are going to give it to him for a deal. Mr. Greenwald said as committeemen on this committee of trustees, saving taxpayers money is what we are here for. Mr. Hollingsworth said people break up and we can't hold the man in contempt cause they had it at one time. Mr. Hollingsworth said everyone is trying to reform themselves and bring something good for the city. Mr. Greenwald said do you think is wife will come back if we give it to him. Mr. Hollingsworth said I don't think so but if it does he will lose me. Mr. Bittle said I have an issue with the church/ministry and this project has nothing to do with it. Mr. Bittle said I would feel better if he got a 501(c)3 which is for nonprofit businesses. Mr. Greenwald said where did the check come from, was it a cashier's check, did it come a corporation. Mr. Strohmeyer said it is a cashier's check and came from him personally. Mr. Greenwald said just a lot of red flags flew up. Mr. Crawford said it doesn't make better that the he didn't show up tonight. Mr. Strohmeyer said we have several options – give him time for whatever things the committee requires, place it in an auction and he can buy it then. The committee decided to table this until the next meeting for him to be present.

4. **DEMOLITION PROGRAM**: None

5. **OTHER BUSINESS**:

Mr. Strohmeyer said a young lady reached out about a house on 21st Street that is in the current demolition packet that was approved last month. Mr. Strohmeyer said her mom lives next to the house and would like to try to save it. Mr. Strohmeyer said Chairman Mosley is going to check out the house tomorrow to see if it is even salvageable before we make a decision.

Mr. Strohmeyer said we received the check from Coalition, but there are questions about the organization's tax exempt and Mr. Hoffman is scheduled on the agenda for tonight.

Mr. Strohmeyer said United Congregations of the Metro East are on the agenda tonight about the old Regions building. Mr. Strohmeyer said he told them they needed a letter from the city for support. Mr. Greenwald said he personally thinks we should take no action on it but at least hear them out on what they are wanting to do.

6. **ADJOURNMENT:**

A motion was made by Mr. Bittle and seconded by Ms. Gruberman to adjourn at 7:43 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee