

TRUSTEE COMMITTEE MEETING –February 19, 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

Members Absent

Courtney Moore

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. Greenwald and seconded by Ms. Gruberman to approve the minutes of the January 22, 2025, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for January 2025 shows a Beginning Balance of \$221,157.61, Receipts of \$1,443.37, Total Disbursements of \$1,302.92, Allocated Pool Interest in the amount of \$536.34 with a Balance at Month End of \$221,834.40.
- b. **Payment Account Activity:** The Payment Account Activity Report for January 2025 shows a Beginning Balance of \$611,935.93 and a Balance at Month End of \$569,447.44.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for January 2025 shows the Amount of Penalty as \$9,513.95, the Amount of Tax as \$65,195.17, Year to Date Totals of the Amount of Penalty as \$9,513.95 and the Year-to-Date Amount of Tax as \$65,195.17. The Total Collected Year to Date is \$74,709.12.

The Mobile Home Monthly Redemption Report for January 2025 shows the Amount of Penalty as \$1,407.36, the Amount of Tax as \$3,100.79, Year to Date Totals of the Amount of Penalty as \$1,407.36 and the Year-to-Date Amount of Tax as \$3,100.79. The Total Collected Year to Date is \$4,508.15.
- d. **Monthly Resolution List:** During the month of February 2025 there were 198 resolutions presented to the Committee for consideration showing a Total Collected of \$521,890.53; total to County Clerk of \$18,036.85; total to Auctioneer of \$255.00, total to Recorder of Deeds \$19,701.25, total to Agent of \$158,486.88, Misc. Overpayment fee \$1.21, total to County Treasurer of \$325,409.34 and a total to County of \$363,147.44.
- e. **Update Report:**
Derissa Davis – Account #201804191- To pay \$1,018 by 4/25/25.
Valana Dale - Account #201804232- To pay \$757 by 1/31/25. Paid \$757 on 1/27/25.
Jesse Henley – Account #201600847- To pay \$4,207 by 1/23/25.

Rosanda Suggs - Account #201900839- To pay \$3,508 by 1/31/25. Paid \$3,508 on 2/3/25.

Tee White – Account #201402478- To pay \$300 by 1/31/25. Paid \$300 on 1/31/25.

Tee White – Account #201402485- To pay \$1,104 by 1/31/25.

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:** There were 172 items sold from the auction on January 31, 2025 for a total of \$433,644.95.

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.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Higher Ground International Ministries by Robert Moore:** Mr. Moore informed the committee that it is doing business as Bridgeway not Higher Ground International Ministries. Bridgeway was approved for the sale of 1509 M L King Drive at the January meeting. Mr. Strohmeyer said the guidelines we have in place for nonprofits for it not being exposed at an auction is \$20 per frontage foot in the amount of \$24,300 for the property or you can get an appraisal done on the property and present it to the committee for consideration or it would have to go into a sealed bid auction. Mr. Moore said the intention is to use this to help the community and continue with the tent revival. Mr. Moore said they would like to apply for a grant to put something on the property to benefit the community. No action taken.
- d. **The House of Mary Corp by Natasha Patterson:** The House of Mary Corp is interested in purchasing three vacant lots located at 1913, 1915 and 1917 Lawrence Avenue in East St. Louis. Ms. Patterson presented the committee with a letter of support, a copy of the 501 (c) (3), and an email to show the awarding of the grant. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to approve selling for \$20 per frontage foot (175ft) plus a recording fee of \$36 for a total amount of \$3,536. Motion carried.
- e. **Shaquille White:** Mr. White requested a reinstatement with time payments on account #202001312. The property is located at 2442 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$13,148.58. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$2,600 and remove from the demolition list and approve a six (6) month extension. Motion carried.
- f. **Allan and Heather Lourwood:** Mr. & Mrs. Lourwood requested an extension with time payments on account #201704567. The property is located at 423 S. Main Street in Dupo. The account is delinquent in taxes in the amount of \$7,681.15. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$1,600 and approve a six (6) month extension. Motion carried.
- g. **Killian Weir:** Mr. Weir said he was just trying to get some information. Mr. Weir said he wants to get property back on the tax roll. Mr. Weir asked approximately how many parcels are still in the program. Mr. Strohmeyer said roughly 4,000. Mr. Weir asked if you could request to put parcels into the auction and if there could be an increase in the parcels per auction. Mr. Strohmeyer said yes to both, but the structures and newly acquired properties typically take precedence. Mr. Weir said there are people winning bids and dividing the property up and end up not paying taxes on it, so it comes back in the Trustee's possession. Mr. Weir asked if it was a possibility to combine

parcels into one instead of having multiple to help prevent this. Mr. Strohmeyer said he will look into all of this.

- h. **Michael Suggs:** Mr. Suggs requested an extension with time payments on account #201902860. The property is located at 2845 Camp Jackson Road in Cahokia Heights. The account is delinquent in taxes in the amount of \$16,788.08. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$3,400 and approve a six (6) month extension. Motion carried.
- i. **Moses Dennis:** Mr. Dennis requested an extension with time payments on account #201900936. The property is located at 704 N. 24th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,023.32. A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to accept a down payment of \$1,600 and approve a six (6) month extension. Motion carried.
- j. **Johnny Crosby, Jr.:** Mr. Crosby, Jr. requested an extension with time payments on account #202002844. The property is located at 1222 Williams Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,587.44. A motion by Mr. Crawford and seconded by Mr. Hollingsworth to accept no down payment and approve a six (6) month extension. Motion carried.

Mr. Crosby, Jr. requested an extension with time payments on account #202003112. The property is located at 2340 Maynor Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,867.86. A motion by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$4,800 and approve a six (6) month extension. Motion carried.

- k. **James and Sandra Aubuchon:** Mr. & Ms. Aubuchon requested a reinstatement with time payments on account #201703912. The property is located at 2371 Lorraine Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,357.82. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$900 and approve a six (6) month extension. Motion carried.
- l. **Sherran Riley:** Ms. Riley requested an extension on account #201701154. The property is located at 759 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$2,208.34. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$436 and approve a six (6) month extension. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said there isn't much to update as far as Trustee demolitions are concerned because we have been working with the County to use the grant funding they received. Mr. Mitchell said we have been working on the next list since August on 24 houses throughout the East St. Louis area. Mr. Mitchell said we have not gone out for bid yet, but would the committee like to have a bid opening in March or April. The committee decided to have a bid opening for the March meeting. Mr. Mitchell said they finished the demolition in Washington Park. Mr. Mitchell said they currently have demolished 1 house in Swansea, 5 houses in Dupo, 5 houses in Belleville and working on demolishing the racetrack. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to approve the bid opening date and the demolition program report. Motion carried.

5. **OTHER BUSINESS:**

Chairman Mosley asked about the torn down houses in the city. Mr. Strohmeyer said he sent a letter to the Mayor asking them to stop without communicating with them. Mr. Strohmeyer said they have a consent to demo form that can be filled out which ensures no liens are put on the property or they can outright buy it from the Trustee. Mr. Strohmeyer said with no consent it opens the door for the possibility of a lien being put on the property. Chairman Mosley asked if we heard anything back. Mr. Strohmeyer said there has not been any response.

Mr. Strohmeyer said we have Higher Ground International Ministries back tonight to discuss the property at 1509 M L King Drive. Mr. Strohmeyer said for pricing for nonprofit sales if it hasn't gone to auction we use the frontage foot of \$20 per and if it has been exposed to an auction with no bids that anyone can buy it at the minimum price of \$786 for up to two years. Mr. Strohmeyer said if they want to hire a certified appraiser, they could present the appraisal to the committee to decide. Mr. Strohmeyer said if the committee declines the offer then it will go to the auction and can be bid on then. Mr. Strohmeyer said the property in question has frontage on MLK, 16th and Henreitta so the price would be \$24,300.

6. **ADJOURNMENT:**

A motion was made by Ms. Gruberman and seconded by Mr. Crawford to adjourn at 7:55 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee