

TRUSTEE COMMITTEE MEETING –March 26, 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

Kim Wildhaber, Tax Agent Office
Mae Brown, Citizen
Killian Weir, Citizen

1. MINUTES:

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve the minutes from the February 19, 2025, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for February 2025 shows a Beginning Balance of \$221,834.40, Receipts of \$2,630.45, Total Disbursements of \$55.59, Allocated Pool Interest in the amount of \$487.45 with a Balance at Month End of \$224,896.71.

b. **Payment Account Activity:** The Payment Account Activity Report for February 2025 shows a Beginning Balance of \$569,447.44 and a Balance at Month End of \$557,480.97.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for February 2025 shows the Amount of Penalty as \$15,499.44, the Amount of Tax as \$103,581.76, Year to Date Totals of the Amount of Penalty as \$25,013.39 and the Year-to-Date Amount of Tax as \$168,776.93. The Total Collected Year to Date is \$193,790.32.

The Mobile Home Monthly Redemption Report for February 2025 shows the Amount of Penalty as \$2,099.35, the Amount of Tax as \$9,977.87, Year to Date Totals of the Amount of Penalty as \$3,506.71 and the Year-to-Date Amount of Tax as \$13,078.66. The Total Collected Year to Date is \$16,585.37.

d. **Monthly Resolution List:** During the month of March 2025 there were 46 resolutions presented to the Committee for consideration showing a Total Collected of \$90,024.63; total to County Clerk of \$4,135.81; total to Auctioneer of \$0.00, total to Recorder of Deeds \$3,314.50, total to Agent of \$30,897.35, Misc. Overpayment fee \$203.54, total to County Treasurer of \$51,473.43 and a total to County of \$58,923.74.

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. Greenwald and seconded by Mr. Bittle 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. **City of East St. Louis by Mayor Powell:** Mayor Powell said the City of East St. Louis is interested in several properties that is in possession of the Trustee including 1509 M L King Drive and ones that are on the demolition list. Mayor Powell said there has been interest in the Spivey building as well. Mayor Powell said they are trying to add another hospital in East St. Louis because part of the city is cut off to Touchette if there is a train or traffic backed up on 64/55. Mr. Strohmeyer said he needs time to look over all of this and we can discuss it at the next meeting. Mr. Strohmeyer said it is normal for us to offer this pricing for taxing districts and nonprofits, which is \$20 per frontage foot and would be in the amount of \$24,300 for the property located at 1509 M L King Drive. Mr. Strohmeyer said a letter was sent to the city about houses that were torn down. Mayor Powell said it was an emergency because the neighbor couldn't get insurance due to the current state of the property next to them. Mr. Strohmeyer said we are asking for better communication, so efforts aren't doubled. Mayor Powell said he will make sure that the demolition coordinator reaches out if there are any more situations. No action taken and to schedule for the agenda for next month as Mayor Powell has to get approval from his board.
- d. **Ricky and Karmen Range:** Mr. and Mrs. Range requested an extension 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 \$6,396.42. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$2,000 and approve of a six (6) month extension with full County Board approval. Motion carried.
- e. **Walter Johnson:** Mr. Johnson requested for the property located at 712 N. 73rd Street in East St. Louis to be removed from the demolition list and to pay the back taxes approximately in the amount of \$17,000. No action taken and to schedule for the next meeting.
- f. **Jeremiah Tilmon:** Mr. Tilmon requested a reinstatement with time payments on account #1019590. The property is located at 113 Ross Lane in Belleville. The account is delinquent in taxes in the amount of \$5,217.36. 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 with full County Board approval. Motion carried.
- g. **Bryan Watson by Johnny Johnson:** Mr. Watson requested a reinstatement with time payments on account #201501763. The property is located at 504-506 N. 27th Street in East St. Louis. The account is delinquent in taxes in the amount of \$13,146.76. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$2,700 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Charlesty Doby:** Ms. Doby requested an extension with time payments on account #202001867. The property is located at 7025 Shipley Lane in East St. Louis. The account is delinquent in taxes in the amount of \$7,892.89. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,800 and approve a six (6) month extension. Motion carried.

- i. **Courtney Hoffman:** Mr. Hoffman requested to purchase parcel #02-17.0-410-001. Mr. Hoffman said he is the Executive Director of Coalition Against Illegal Dumping. Mr. Hoffman said they would use this building as headquarters to help local communities with illegal dumping and derelict properties. Mr. Hoffman said they would use the building to monitor sites, put plans together and help municipalities in obtaining grant money related to demolition and illegal dumping. Mr. Hoffman said he is working with Nikki Budzinski on a project in Washington Park where there are over 200+ properties that need to be demolished. Mr. Hoffman said they are working on a comprehensive plan to secure funding. Mr. Hoffman said they plan to spend \$250,000 to get the building fixed and \$100,000 would be financed by him and \$150,000 financed by grants. Mr. Hoffman said within the first week of acquiring the property they would clean up the site, within 30 days put new windows in, within 6 months clean the inside and within 12 months to be up and running. Mr. Greenwald asked if there was a 501(c)(3). Mr. Hoffman said yes we are a nonprofit organization. Mr. Strohmeier asked about his connection to the property. Mr. Hoffman said it belongs to his wife, but they are no longer together and haven't been for a long time. Mr. Greenwald asked how much is owed on the property. Mr. Strohmeier said it has been waiting on the demolition list and believes the 2021 taxes were the last year added on it and in 2019 when they were paying on it the amount was over \$19,000. Mr. Hoffman said the nonprofit would be the one purchasing it and not him personally. Mr. Strohmeier said the frontage foot is 120 with the amount being \$20 per frontage foot in the amount of \$2,400. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to approve of the sale in the amount of \$2,400. Motion carried.
- j. **Reva Young:** Ms. Young requested a reinstatement with time payments on account #201804381. The property is located at 4806 Caseyville Avenue in Washington Park. The account is delinquent in taxes in the amount of \$5,213.60. The property is in the auction. A motion by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,500 and approve a six (6) month extension with full County Board approval. No further extensions. Motion carried.
- k. **Darius Gines:** Mr. Gines requested an extension with time payments on account #201702893. The property is located at 14 Cahokia Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,493.24. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$2,600 and approve a six (6) month extension with full County Board approval. Motion carried.
- l. **Shanta Jones:** Ms. Jones requested an extension 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 \$6,751.23. A motion was made by Mr. Crawford 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.
- m. **Adrienne Herndon:** Ms. Herndon requested a reinstatement with time payments on account #201601767. The property is located at 625 N. 74th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,724.42. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,800 and approve a six (6) month extension with full County Board approval. Motion carried.
- n. **Stanley Williams by Renisha Williams:** Mr. Williams requested a reinstatement with time payments on account #201801227. The property is located at 807 N. 81st Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,045.73. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,200 and approve a six (6) month extension with full County Board approval. Motion carried.
- o. **Patricia Cadell:** Ms. Cadell requested a reinstatement with time payments on account #202090095. The property is located at 56 Susanne Court in Caseyville. The account is delinquent in taxes in the amount of \$865.21. The property is in the auction. A motion was made by Mr.

Greenwald and seconded by Mr. Bittle to accept a down payment of \$164 and approve a six (6) month extension. Motion carried.

- p. **Autumn Rounkles:** Ms. Rounkles requested an extension with time payments on account #202004202. The property is located at 635 Union Avenue in Belleville. The account is delinquent in taxes in the amount of \$10,230.91. A motion was made by Mr. Hollingsworth and seconded by Ms. Gruberman to accept a down payment of \$2,100 and approve a six (6) month extension. Motion carried.
- q. **Branden Harlen:** Mr. Harlen requested an extension with time payments on account #201804449. The property is located at 1145 N. 45th Street in Washington Park. The account is delinquent in taxes in the amount of \$6,238.80. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,400 and approve a six (6) month extension with full County Board approval. Motion carried.
- r. **James Family Farms and Market:** James Family Farms and Market requested to purchase auction item number 0425125 located at 1315 Pennsylvania Avenue in East St. Louis. Mr. Strohmeyer said we offer a price of \$20 per frontage foot. Mr. Strohmeyer said the frontage foot is 50 feet so it would be \$1000 plus a recording fee of \$36 for a total of \$1,036. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to approve of the sale in the amount of \$1,036. Motion carried.
- s. **David Ayers:** Mr. Ayers requested a reinstatement with time payments on account #201700754. The property is located at 737 Veronica Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,150.00. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$875 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) **Aqils Props Inc:** Requested an extension with time payments on account #202000416.
- (2) **Torcus Boone:** Requested an extension with time payments on account #201800390.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said there was a bid opening at 6:00 p.m. with 6 bidders – Hayes Contracting, Courtney Construction, Hank's Excavating, Big Wheel National Trucking, S. Shafer Excavating, and Murphy Excavating. Mr. Mitchell said Courtney Construction and Big Wheel National Trucking were not qualified bidders. Mr. Mitchell said Hayes Contracting bid was \$419,000, Hank's Excavating bid was \$322,245, S. Shafer Excavating bid was \$231,375 and Murphy Excavating bid was \$384,000. A motion was made Mr. Greenwald and seconded by Mr. Bittle to accept the bid from Hank's Excavating as they were the most qualified. Motion carried.

Mr. Mitchell said 3406 St. Clair Avenue is on the demolition list, the asbestos has been completed, and utilities have been turned off. Mr. Mitchell said Harry has someone who is interested in the property. Mr. Strohmeyer asked how much did it cost for the asbestos and Mr. Mitchell said \$500. Mr. Hollingsworth said they are working with the mayor and would like to fix the property to do kids and senior programs, but they would explain further when they presented. Mr. Greenwald said how much is owed on the property. Mr. Strohmeyer said they have paid approximately \$13,000 and still owe approximately \$25,000. Mr. Mitchell said the cost of demolition would be roughly \$40,000. Chairman Mosley said he would like to have some rules and guidelines set on a time frame. Mr. Greenwald said would it be possible to see their certifications and to prove that they have the funding in their accounts for the request. Mr. Strohmeyer said he agreed with Chairman Mosley and Mr. Greenwald.

5. **OTHER BUSINESS:**

Chairman Mosley presented the members with an amended 2025 Trustee Committee Meeting Schedule. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to approve the amended 2025 Meeting Schedule. Motion carried

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 7:53 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee