

TRUSTEE COMMITTEE MEETING –May 21, 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
Sue Gruberman
Harry Hollingsworth
Courtney Moore – 6:41 p.m.

Members Absent

Marty Crawford, Excused

Others Attending:

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

Mike Mitchell, Demolition Coordinator
Mae Brown, Citizen

1. MINUTES:

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve the minutes from the April 23, 2025, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for April 2025 shows a Beginning Balance of \$219,060.18, Receipts of \$7,191.62, Total Disbursements of \$50,412.79, Allocated Pool Interest in the amount of \$448 with a Balance at Month End of \$176,287.01.
- b. **Payment Account Activity:** The Payment Account Activity Report for April 2025 shows a Beginning Balance of \$577,530.58 and a Balance at Month End of \$539,270.36.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for April 2025 shows the Amount of Penalty as \$43,644.86, the Amount of Tax as \$206,224.31, Year to Date Totals of the Amount of Penalty as \$94,447.63 and the Year-to-Date Amount of Tax as \$538,238.75. The Total Collected Year to Date is \$632,686.38.

The Mobile Home Monthly Redemption Report for April 2025 shows the Amount of Penalty as \$868.04, the Amount of Tax as \$4,822.41, Year to Date Totals of the Amount of Penalty as \$5,602.80 and the Year-to-Date Amount of Tax as \$22,443.62. The Total Collected Year to Date is \$28,046.42.
- d. **Monthly Resolution List:** During the month of May 2025 there were 190 resolutions presented to the Committee for consideration showing a Total Collected of \$389,194.59; total to County Clerk of \$17,207.01; total to Auctioneer of \$0.00, total to Recorder of Deeds \$16,919.50, total to Agent of \$126,646.90, Misc. Overpayment fee \$111.05, total to County Treasurer of \$228,310.13 and a total to County of \$262,436.64.
- e. **Update Report:**
Derissa Davis – Account #201804191- To pay \$1,018 by 4/25/25. Paid \$1,018 on 4/25/25.
ZS III LLC – Account #201600839- To pay \$400 by 4/25/25. Paid \$400 on 4/25/25.
ZS III LLC – Account #201600840- To pay \$400 by 4/25/25. Paid \$400 on 4/25/25.
ZS III LLC – Account #201501274- To pay \$5,200 by 4/25/25. Paid \$5,200 on 4/25/25.

- f. **Auction Report:** There were 148 items sold from the auction on April 25, 2025 for a total of \$288,486.84.

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. Hollingsworth and seconded by Ms. Gruberman to accept the down payments and extensions. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer stated there were no accounts paid in full.
- c. **Donovan Thomas:** Mr. Thomas requested an extension with time payments on account #202003471. The property is located at 47 E. Adams Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$8,872.59. A motion was made by Mr. Moore and seconded by Mr. Hollingsworth to accept a down payment of \$1,800 and approve of a six (6) month extension. Motion carried.
- d. **Coalition Against Illegal Dumping by Courtney Hoffman:** Mr. Hoffman said he knew the committee had concerns about the project that he wanted to address. Mr. Hoffman said the corporation was filed in Delaware because they only require 1 director whereas Illinois requires 3 directors. Mr. Hoffman said it is structured as 508(c)1a instead of 501(c)3 because it does not have as many filing requirements and it is faith-based ministry/church to protect the communities. Mr. Hoffman said he started cleaning up the property based on the timeline he gave at a previous meeting and thought he was good to start working on the property when he received the contract and sent money. Mr. Hoffman said he has a relationship with Nikki Budzinski and her office, Kevin Brooks, called Mark Kern to inform him on their relationship and the plans he has such as the derelict properties in Washington Park. Mr. Hoffman said he brought along a resolution from the corporation approving of the purchase. Mr. Greenwald said we should take no action and will all be forwarded to the State's Attorney. Mr. Bittle said are you an East St. Louis. Mr. Hoffman said yes I am an East St. Louis City Council member. Mr. Bittle said this is not in East St. Louis this is in Washington Park. Mr. Hoffman said no this is in East St. Louis, this is where the headquarters would be. Mr. Strohmeyer said you mentioned structures in Washington Park, how is it tied to the dumping. Mr. Strohmeyer said we have a demolition program already in Washington Park. Mr. Hoffman said he had some background in economic development and TIF and we want to speed up the process and team up to tackle the number of properties there are. Mr. Strohmeyer said we can only do the ones that we are in control of otherwise it is the responsibility of the municipality. Mr. Hollingsworth said once this is completed it is not going to turn into a lounge. Mr. Hoffman said no it will not, but I do own some. Mr. Hollingsworth said I know your intent is to beautify the area to the best of your ability and I know you have a good track record for helping the community. Mr. Hollingsworth said you want to clean up the city, Washington Park, Cahokia Heights and other areas. Mr. Hoffman said I have been good to the city and have had 20-30 business. Mr. Hoffman said one of his pet peeves is illegal dumping and it has cost the city a lot of money. Mr. Hoffman said he wants to help provide resources to individuals or the municipalities to help take care of these properties. Mr. Bittle said my biggest concern is to make sure there is no conflict of u because you are a councilman and us transferring property to you. Mr. Hoffman said I am purchasing it. Mr. Bittle said purchasing it without going through an auction we have a State's Attorney let us know we are good with that. Mr. Hoffman said he understands getting approval from the attorney. Mr. Hollingsworth said so the is this a conflict because he is a councilman. Mr. Strohmeyer said the county is the legal party for all the taxing bodies. Mr. Strohmeyer said there is a statute that prohibits all county employees and officials from buying trustee property. Mr. Strohmeyer said there is a concern about it. Mr. Hoffman said I just wanted to make sure I was here to clear up things. Mr.

Greenwald said I was the one who called to follow up with Nikki Budzinski. Mr. Hoffman said I have met with her several times about plans for Washington Park. No action taken.

- e. **Charles and Jaqueline Davis:** Mr. and Mrs. Davis requested an extension 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 \$4,651.70. No action taken.
- f. **Roeveina Moore-Clemons:** Ms. Moore-Clemons requested an extension with time payments on account #202001049. The property is located at Summit Avenue and Rear 546 N. 10th Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,616.69. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$322 and approve a six (6) month extension. Motion carried.

Ms. Moore-Clemons requested an extension with time payments on account #202001050. The property is located at 1016 Summit Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$878.61. No action taken.

- g. **Ollie Smith:** Ms. Smith requested a reinstatement with time payments on account #201804035. The property is located at 121 Amelia Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,469.13. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$480 and approve a six (6) month extension. This will be the last extension given. Motion carried.
- h. **Billy Cook:** Mr. Cook requested an extension with time payments on account #202003064. The property is located at 102 Lazarcheff Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$13,243.61. A motion was made by Mr. Moore and seconded by Ms. Gruberman to accept a down payment of \$2,646 and approve a six (6) month extension. Motion carried.
- i. **United Congregations of the Metro East by Darnall Tingle:** Mr. Tingle said we are wanting to purchase the two parcels in the amount of \$15,000 which is above asking price. Mr. Tingle said we would create a business incubator and a little place for people to exercise. Mr. Tingle said we own the parcel next to it and want to expand which would create jobs for the community. Mr. Tingle said I have a \$15,000 cashier's check with me today. Mr. Strohmeyer said the committee asked for letters of support which you sent to me. Mr. Tingle said we got letters from Nikki Budzinski, Jay Hoffman, Robert Betts and Ameren which covers city, state and local partner. Mr. Greenwald said we as a committee are stewards for the taxpayers and we have invested over \$400,000 in that property. Mr. Greenwald said I will talk to the Chairman and State's Attorney, and I don't think we can steward the land for \$15,000. Mr. Greenwald said we are thinking about possibly putting it up through commercial real estate. Mr. Greenwald said I could not go along for voting for letting it go for \$15,000. Mr. Bittle said I would agree and I think maybe we should set a time limit on it. Mr. Bittle said if it doesn't sell in 6 months or a year. Mr. Strohmeyer said it has never been offered to anyone. Mr. Tingle said why wasn't this brought up when I initially asked and it never came up. Mr. Bittle said we really didn't know how much exactly had been put into it. Mr. Bittle said we knew there had been some extra but not all of us have been on the committee that long to know when the property was demolished. Mr. Tingle said was there an evaluation on the land. Mr. Greenwald said this is why we are looking at a commercial realtor to appraise it. Mr. Tingle said if I am paying more than what the evaluation is would you give me that then. Mr. Bittle said if it comes to that I would tell you to call them and put an offer on it and buy it. Mr. Bittle said if you ask for a million dollars you don't want it to sit for 10 years, we need to put a time limit on it that way we do our due diligence. Mr. Hollingsworth asked is this a building. Mr. Greenwald said it is land. Mr. Greenwald said the State's Attorney also said that we could not just get rid of the property like that. Mr. Tingle said would the appraisal be for both parcels. Mr. Strohmeyer said there was a demolition on both of them. Mr. Tingle said I hear you on the 89th but the other one was mentioned that it was open. Mr. Strohmeyer said I believe the building was across both parcels. Mr. Strohmeyer said we would get an appraisal for the whole thing. Mr. Tingle said at what point would I need to come back. Mr. Greenwald said we do not know at this time because we will have to talk to a commercial lender

and put an RFP for it. Mr. Tingle said what about the other parcel that I inquired about. Mr. Strohmeyer said the old hospital parcel. Mr. Tingle said what is the process for that. Mr. Strohmeyer said we would do the same thing with an appraisal. Mr. Bittle said I think I speak for everyone that we don't want any properties, but we want tax revenue coming back to the county. Mr. Strohmeyer said I will keep you up to date.

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

- (1) **Vanisa Ford-Washington:** Requested an extension with time payments on account #201900562.
- (2) **Devon Moody-Graham:** Inquired on purchasing parcel numbers 01-13.0-101-011, -017, -018 and -021 for a nonprofit.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hank's has not started on 25-01-ESL which is approximately 22 properties. Mr. Mitchell said they are still working on 15 properties in Belleville due to the weather. Mr. Mitchell said Hank's said they should start next week if not the following week. Mr. Mitchell said that he believes the city tore down another property located at 509 N. 30th Street. Mr. Mitchell said it was bid for \$20,712 which would go back. Mr. Greenwald asked if we can write another letter to the city. Mr. Strohmeyer said yes and asked if it was recent. Mr. Mitchell said about three weeks ago. Mr. Strohmeyer said that was after. Mr. Greenwald said we have contacted them twice now and this would be number three. Mr. Strohmeyer said he will ask for confirmation that they have received them. Mr. Greenwald said was it a brick home. Mr. Mitchell said it was and it was a disaster. Mr. Greenwald said can you ask for a copy of the asbestos report. Mr. Greenwald said it is our property so we would be responsible if the asbestos was going somewhere. Mr. Strohmeyer said he asked Lonnie about the property located at 461 N. 21st. Mr. Mosley said I went by it and I believe it would be better if it is torn down. Mr. Mitchell said Kim from the Trustee's Office reached out to him because someone inquired about 8801 Church Lane, which is on hold for demolition. Mr. Strohmeyer said he will get him an updated list to continue moving forward on the properties currently on hold.

5. **OTHER BUSINESS:**

Mr. Greenwald said how do we want to go about putting these properties up with a commercial lender. Mr. Strohmeyer said I need to do some research on that because we can have an appraisal done on any property and then we can be reimbursed out of the proceeds of the sale. Mr. Strohmeyer said we have never gone that way since I have been here but we haven't really had many commercial properties. Mr. Strohmeyer said if we feel like we need to bring a specialized person in then we can bring someone in. Mr. Strohmeyer said we need to look through the contract to make sure we do things right and we will work with the State's Attorney's Office. Mr. Strohmeyer said I can present some things at the next meeting. Mr. Greenwald said the only thing left is putting that property back on the demolition list. Mr. Mosley said we will discuss this with the Chairman and State's Attorney.

6. **ADJOURNMENT:**

A motion was made by Mr. Bittle and seconded by Mr. Greenwald to adjourn at 7:45 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee