

TRUSTEE COMMITTEE MEETING – December 10, 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
Andy Bittle
Marty Crawford
Scott Greenwald
Sue Gruberman
Harry Hollingsworth
Courtney Moore

Members Absent

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. Crawford and seconded by Mr. Greenwald to approve the minutes from the November 19, 2025, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for November 2025 shows a Beginning Balance of \$227,098.00, Receipts of \$4,539.47, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$460.28 with a Balance at Month End of \$232,097.75.
- b. **Payment Account Activity:** The Payment Account Activity Report for November 2025 shows a Beginning Balance of \$864,676.03 and a Balance at Month End of \$553,359.30.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for November 2025 shows the Amount of Penalty as \$7,446.83, the Amount of Tax as \$49,972.19, Year to Date Totals of the Amount of Penalty as \$257,323.25 and the Year-to-Date Amount of Tax as \$1,276,452.72. The Total Collected Year to Date is \$1,533,775.97.

The Mobile Home Monthly Redemption Report for November 2025 shows the Amount of Penalty as \$1,676.73, the Amount of Tax as \$4,856.20, Year to Date Totals of the Amount of Penalty as \$12,652.29 and the Year-to-Date Amount of Tax as \$39,725.00. The Total Collected Year to Date is \$52,377.29.
- d. **Monthly Resolution List:** During the month of December 2025 there were 22 resolutions presented to the Committee for consideration showing a Total Collected of \$47,100.18; total to County Clerk of \$1,759.66; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,738.50, total to Agent of \$16,614.21, Misc. Overpayment fee \$59.42, total to County Treasurer of \$26,928.39 and a total to County of \$30,426.55.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Bittle and seconded by Ms. Gruberman 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. **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 \$4,496.42. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$900 and approve of six (6) month extension with full County Board approval. Motion carried.
- d. **Walter Johnson, Jr. by Sammy Fountain:** Mr. Johnson Jr. requested an extension with time payments on account #202101072. The property is located at 721 N. 24th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,854.81. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept a down payment of \$2,000 and approve of six (6) month extension. Motion carried. This is the last extension that will be given.
- e. **Allen Bonds:** Mr. Bonds requested to pay in full on account #201804444. This parcel was sold through auction, and sale has been approved by the board, but would like to reverse the sale. The property is located at 1106 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$7,756.36. No action taken.
- f. **Rodney Lewis:** Mr. Lewis requested to purchase on account #201800478. The property is located at 1398 N. 41st Street in East St. Louis. Mr. Lewis was interested in 1396 N. 41st Street in East St. Louis. No action taken as we don't have ownership of either property at this time.
- g. **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 \$3,292.30. No action taken.
- h. **Diana Merrill:** Ms. Merrill requested an extension with time payments on account #202001338. The property is located at 641 N. 31st Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,732.19. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$1,140 and approve of six (6) month extension with full County Board approval. Motion carried.
- i. **Johnny Crosby, Jr.:** Mr. Crosby, Jr. requested a reinstatement 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 \$7,742.88. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,800 and approve of six (6) month extension with full County Board approval. Motion carried.
- j. **Calvin Stokes and Benetha Moore by Jennifer Johnson:** Mr. Stokes and Ms. Moore requested a reinstatement with time payments on account #201500897. The property is located at 3237 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,264.68. The property is in the auction. No action taken.

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

- (1) **David Ayers:** Requested an extension with time payments on account #201700754.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hank's started 25-02-ESL and have two houses down out of the 24 on the list. Mr. Mitchell said in the meantime the County Board asked me to have SCI do inspections at Freedom Farm. Mr. Mitchell said there are 21 structures, and they are wanting to get that done right away because there is grant funding that needs to be used. Mr. Mitchell said it will be done after East St. Louis and then Washington Park will be done. Mr. Bittle said what buildings are they taking down at Freedom Farm. Mr. Mitchell said I think they are taking everything down except for the main building. Mr. Bittle said there is one building out there that has bricks that were bought and you put your name on them. Mr. Bittle said I had people reach out who would like their bricks if that happens to be in any of the buildings that is being torn down. Mr. Mitchell said there are 40 properties on the list in Washington Park and SCI is currently down there for asbestos. Mr. Mitchell said should I split this into two contracts with 20 properties each. Mr. Strohmeyer said we could do that but to talk to the Village of Washington Park to maybe prioritize 20 properties.

5. **OTHER BUSINESS:**

Mr. Hollingsworth said does the county own the racecar building that burnt on Missouri Avenue. Mr. Strohmeyer said the building next to the tower was sold to the city, but not sure if they own the building across the street. Mr. Crawford said is the electric off at 3300 Camp Jackson Road. Mr. Mitchell said he was told that a court order was needed to turn off gas and electricity. Mr. Greenwald said the State's Attorney is working on it. Mr. Moore said can you check on 112 Miskell and 423 Garrison in Cahokia because they need to be torn down. Mr. Strohmeyer said Miskell could be next fall, but not far enough in the process and Garrison is two years out. Mr. Strohmeyer said the city can move forward with demolition if they want.

6. **ADJOURNMENT:**

A motion was made by Mr. Bittle and seconded by Ms. Gruberman to adjourn at 7:15 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee