

TRUSTEE COMMITTEE MEETING – September 24, 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
Harry Hollingsworth
Courtney Moore – 6:40 p.m.

Members Absent

Sue Gruberman, 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. Hollingsworth and seconded by Mr. Greenwald to approve the minutes from the August 13, 2025, Trustee Committee Meeting. Motion carried.

2. **TAX AGENT'S REPORTS AND RESOLUTIONS:**

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2025 shows a Beginning Balance of \$211,138.21 Receipts of \$1,769.65, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$514.65 with a Balance at Month End of \$213,422.51.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2025 shows a Beginning Balance of \$607,281.37 and a Balance at Month End of \$487,831.61.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for August 2025 shows the Amount of Penalty as \$7,751.53, the Amount of Tax as \$37,808.50, Year to Date Totals of the Amount of Penalty as \$213,330.65 and the Year-to-Date Amount of Tax as \$1,044,672.16. The Total Collected Year to Date is \$1,258,002.81.

The Mobile Home Monthly Redemption Report for August 2025 shows the Amount of Penalty as \$132.97, the Amount of Tax as \$486.95, Year to Date Totals of the Amount of Penalty as \$10,479.48 and the Year-to-Date Amount of Tax as \$33,548.65. The Total Collected Year to Date is \$44,028.13.
- d. **Monthly Resolution List:** During the month of September 2025 there were 33 with one removal resolutions presented to the Committee for consideration showing a Total Collected of \$61,388.86; total to County Clerk of \$2,346.78; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,868.25, total to Agent of \$20,274.22, Misc. Overpayment fee \$235.81, total to County Treasurer of \$36,663.80 and a total to County of \$40,878.83.
- e. **Update Report:**
Michael Suggs – Account #201201853- To pay \$2,075 by 8/29/25. Paid \$2,075.51 on 9/24/25.
Michael Suggs – Account #201601213- To pay in full by 8/29/25. Paid in full on 9/24/25.
- f. **Auction Report:** None

A motion was made by Mr. Crawford and seconded by Mr. Moore 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. **Lawrence and Vickie Schaefer:** Mr. and Mrs. Schaefer requested a reinstatement with time payments on account #202003361. The property is located at 2405 Renois Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$11,033.96. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,000 and to pay \$1,188 by 10/17/25 and approve of a six (6) month extension. Motion carried.
- d. **Dontelisia Moore:** Ms. Moore requested a reinstatement with time payments on account #201501273. The property is located at 1311 N. 53rd Street in Washington Park. The account is delinquent in taxes in the amount of \$10,366.65. The property is in the auction. No action taken as the account needs to be paid in full.
- e. **Regina Calvin:** Ms. Calvin requested a reinstatement with time payments on account #202102054. The property is located at 3707 Converse Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,635.90. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$711 and approve of a six (6) month extension. Motion carried.
- f. **Lester Smith and Sanchez Rhodes:** Mr. Smith and Mr. Rhodes requested a reinstatement with time payments on account #201900772. The property is located at 1422 N. 46th Street in Washington Park. The account is delinquent in taxes in the amount of \$13,326.79. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$2,700 and approve of a six (6) month extension with full County Board approval. Motion carried.
- g. **Ryan Anderson:** Mr. Anderson requested a reinstatement with time payments on account #201601969. The property is located at 3100 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$5,729.83. The property is in the auction. No action taken as the account needs to be paid in full.
Mr. Anderson requested a reinstatement with time payments on account #202002086. The property is located at 3315 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,165.40. The property is in the auction. No action taken and to pay \$2,500 by 10/17/25 and approve of a six (6) month extension.
- h. **Deborah McNeil:** Ms. McNeil requested a reinstatement with time payments on account #201600785. The property is located at 1307 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,036.06. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,400 and approve of a six (6) month extension with full County Board approval. Motion carried.
- i. **Byron Powe:** Mr. Powe requested a reinstatement with time payments on account #202000303. The property is located at 1917 Russell Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,769.33. The property is in the auction. A motion was made by Mr.

Greenwald and seconded by Mr. Bittle to accept a down payment of \$933 and approve of a six (6) month extension. Motion carried.

- j. **Benetha Moore and Calvin Stokes by Jennifer Jackson:** Ms. Moore and Mr. Stokes requested an extension 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 \$2,661.86. No action taken.
- k. **Donna Fenton by Charlie Fenton:** Ms. Fenton requested a reinstatement with time payments on account #201601924. The property is located at 2403 Market Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$8,473.71. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Hollingsworth to accept a down payment of \$1,200 and to pay \$476 by 10/17/25 and approve of a six (6) month extension with full County Board approval. This is the last extension. Motion carried.
- l. **Audrey White:** Ms. White requested a reinstatement with time payments on account #201901845. The property is located at 4950 Converse Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,300.55. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a down payment of \$1,650 and approve of a six (6) month extension with full County Board approval. Motion carried.
- m. **Andre Mixon II and Sha Keema:** Mr. Mixon and Ms. Keema requested a reinstatement with time payments on account #202002782. The property is located at 837 Mildred Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,526.25. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept no down payment and to pay \$1,487 by 10/17/25 and approve of a six (6) month extension. Motion carried.
- n. **Issac Lewis by Jordia Holmon:** Mr. Lewis requested a reinstatement with time payments on account #202001848. The property is located at 209 N. 69th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,872.27. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,356 and approve of a six (6) month extension with full County Board approval. Motion carried.
- o. **Vanisa Ford-Washington:** Ms. Ford-Washington requested a reinstatement with time payments on account #201900562. The property is located at 1635 N. 42nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,007.05. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve no down payment and to pay \$1,580 by 10/17/25 and approve of a six (6) month extension with full County Board approval. Motion carried.
- p. **Carla Willis:** Ms. Willis requested a reinstatement with time payments on account #201900277. The property is located at 108 Judith Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$12,744.16. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$1,800 and to pay \$730 by 10/17/25 and approve of a six (6) month extension. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said at 6:00 p.m. they held a bid opening for 25-02-ESL and received 5 bids. Mr. Mitchell said S. Shafer Excavating bid \$313,500, Hank's Excavating bid \$333,350, Hayes Contracting bid \$355,993, Go Far Excavating bid \$415,180 and Murphy Excavating bid \$470,910. Mr. Hollingsworth said what would the State's Attorney have to say. Mr. Greenwald said that State's Attorney said we don't have to accept the lowest bidder. Mr. Mitchell said it says that in our contract now. Mr. Mitchell said all the bids are higher due to 15 of the 24 properties need the asbestos removed from them. A

motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept the bid from Hank's Excavating in the amount of \$333,350. Motion carried.

Mr. Mitchell presented an invoice for SCI Engineering, Inc. for asbestos surveys for the bid package 25-02-ESI in the amount of \$12,500. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve of paying the invoice that was submitted. Motion carried.

Mr. Mitchell said the next round of demolitions will be Washington Park that contains 40 houses that they identified for the list.

A discussion was held about several properties that have tree issues and asked for someone to come take a look at them. Several owners have stated that they will take care of the tree themselves.

5. **OTHER BUSINESS:**

Mr. Greenwald said do we have to give them a six month extension on the down payment request list. Mr. Strohmeyer said the ordinance that governs this committee says everyone gets a first extension automatically and if it's their residence they get a second extension automatically and then it is up to the committee. Mr. Greenwald said the request list contains main real estate and LLCs. Mr. Strohmeyer said we can make a change to the ordinance to just individuals and residences. Mr. Greenwald said see if you can do that. Mr. Strohmeyer said he will bring the look at the wording and bring the ordinance to the next meeting to see if we want to make any changes.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 7:28 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee