

TRUSTEE COMMITTEE MEETING – January 21, 2026

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
Courtney Moore

Members Absent

Harry Hollingsworth

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 Ms. Gruberman to approve the minutes from the December 10, 2025, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for December 2025 shows a Beginning Balance of \$232,097.75, Receipts of \$23,778.54, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$485.74 with a Balance at Month End of \$256,362.03.
- b. **Payment Account Activity:** The Payment Account Activity Report for December 2025 shows a Beginning Balance of \$553,359.30 and a Balance at Month End of \$612,281.66.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for December 2025 shows the Amount of Penalty as \$22,221.49, the Amount of Tax as \$161,168.93, Year to Date Totals of the Amount of Penalty as \$279,544.74 and the Year-to-Date Amount of Tax as \$1,437,621.65. The Total Collected Year to Date is \$1,717,166.39.

The Mobile Home Monthly Redemption Report for December 2025 shows the Amount of Penalty as \$3,100.57, the Amount of Tax as \$7,610.51, Year to Date Totals of the Amount of Penalty as \$15,752.86 and the Year-to-Date Amount of Tax as \$47,335.51. The Total Collected Year to Date is \$63,088.37.
- d. **Monthly Resolution List:** During the month of January 2026 there were 57 resolutions presented to the Committee for consideration showing a Total Collected of \$182,773.05; total to County Clerk of \$4,711.86; total to Auctioneer of \$0.00, total to Recorder of Deeds \$3,302.25, total to Agent of \$48,098.22, Misc. Overpayment fee \$1.16, total to County Treasurer of \$126,659.56 and a total to County of \$134,673.67.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Crawford 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. Moore to accept the down payments. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Bettye Cunningham:** Ms. Cunningham requested an extension with time payments on account #201302305. The property is located at 2130 Martin Luther King Drive in East St. Louis. The account is delinquent in taxes in the amount of \$6,738.70. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$1,320 and to pay \$1,300 by 1/30/26 and approve of a six (6) month extension with full County Board approval. Motion carried. This will be the last extension given.
- d. **Garrett Dion & Timiki Adams:** Mr. Dion and Ms. Adams requested a reinstatement with time payments on account #201901519. The property is located at 830 N. 84th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,346.83. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept no down payment, but paid account #201801221 in full and to approve of a six (6) month extension. Motion carried.
- e. **Garrett Dion:** Mr. Dion requested a reinstatement with time payments on account #201801221. The property is located at 539 N. 80th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,777.67. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept payment in full and to extend for six (6) months on account #201901519. Motion carried.
- f. **Lunetha Stuart:** Ms. Stuart requested an extension with time payments on account #201600823. The property is located at 1445 N. 49th Street in Washington Park. The account is delinquent in taxes in the amount of \$5,159.79. No action taken.

Ms. Stuart requested a reinstatement with time payments on account #202103532. The property is located at 5407 Church Road in Cahokia Heights. The account is delinquent in taxes in the amount of \$10,881.74. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$2,155 and approve of a six (6) month extension. Motion carried.
- g. **Francine Coleman & Lester Smith:** Mr. Smith and Ms. Coleman requested an extension with time payments on account #201804371. The property is located at 1449 N. 46th Street in Washington Park. The account is delinquent in taxes in the amount of \$8,692.15. No action taken.
- h. **Albert Harris II:** Mr. Harris requested an extension with time payments on account #202000107. The property is located at 1250 State Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,767.26. A motion was made by Mr. Greenwald and second by Mr. Moore to accept a down payment of \$1,000 and approve of a six (6) month extension. Motion carried.
- i. **Lamarkus Van:** Mr. Van requested a reinstatement with time payments on account #201901603. The property is located at 724 N. 72nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,780.98. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$1,000 and approve of a six (6) month extension with full County Board approval. Motion carried.
- j. **Macy Warr:** Ms. Warr requested a reinstatement with time payments on account #201402399. The property is located at 3308 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,605.96. The property is in the auction. A motion was made by Mr. Greenwald

and seconded by Mr. Moore to accept a down payment of \$379 and approve of a six (6) month extension. Motion carried.

Ms. Warr requested a reinstatement on account #201901783. The property is located at 3308 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$3,697.47. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$721 and approve of a six (6) month extension. Motion carried.

- k. **Calvin Stokes & Benetha Moore:** Mr. Stokes and Ms. Moore 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 \$2,577.18. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$800 and approve of a six (6) month extension with full County Board approval. Motion carried.
- l. **Tee White:** Mr. White requested a reinstatement with time payments on account #201402478. The property is located at 4706 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,861.65. The property is in the auction. No action taken and to pull from auction.
- m. **WJEV LLC:** WJEV LLC requested a reconveyance payment account on account #202101128. The property is located at 536 N. 14th Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,126.66. The property is in the auction. No action taken.

WJEV LLC requested a reconveyance payment account on account #202101129. The property is located at 530 N. 14th Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,126.66. The property is in the auction. No action taken.
- n. **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 \$6,712.75. A motion was made by Mr. Crawford and second by Mr. Moore to accept a down payment of \$1,338 and approve of a six (6) month extension with full County Board approval. Motion carried.
- o. **Brandon Jeffries & Derrick Olunloyo by Stephen Olunloyo:** Mr. Jeffries and Mr. Olunloyo requested an extension with time payments on account #201602895. The property is located at 1321 Richard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,540.80. The property is in the auction. A motion was made by Mr. Crawford and second by Mr. Moore to accept no down payment, to pay \$1,500 by 1/30/26 and needs to make payments and approve of a six (6) month extension. Motion carried.
- p. **Dwayne Wilson:** Mr. Wilson requested an extension with time payments on account #201803232. The property is located at 502 S. 50th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,809.93. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$800 and approve of a six (6) month extension with full County Board approval. Motion carried.
- q. **Adrienne Herndon by Ryan Blackwell:** Ms. Herndon requested an extension 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 \$8,800.37. No action taken.
- r. **Valana Dale:** Ms. Dale requested an extension with time payments on account #201804232. The property is located at 2015 N. 58th Street in Washington Park. The account is delinquent in taxes in the amount of \$3,649.35. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept no down payment and to pay \$719 by 1/30/26 and approve of a six (6) month extension. Motion carried.

- s. **Rosanda Suggs by Darran Suggs:** Ms. Suggs requested a reinstatement with time payments on account #201900839. The property is located at 1119 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$22,471.00. The property is in the auction. A motion was made by Mr. Greenwald and second by Mr. Crawford to accept no down payment and to pay \$4,500 by 1/30/26 and approve of a six (6) month extension. Motion carried.

Ms. Suggs requested a reinstatement with time payments on account #201900841. The property is located at 1125 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$1,756.13. The property is in the auction. A motion was made by Mr. Greenwald and second by Mr. Crawford to accept no down payment and to pay \$500 by 1/30/26 and approve of a six (6) month extension. Motion carried.

- t. **Carol Guy & Reginald Welch:** Mr. Welch and Ms. Guy requested an extension with time payments on account #201800396. The property is located at 3246 Forest Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,529.22. No action taken.
- u. **Hazel Jamerson:** Ms. Jamerson requested a reinstatement with time payments on account #201601360. The property is located at 630 N. 40th Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,149.79. The property is in the auction. A motion was made by Mr. Greenwald and second by Ms. Gruberman to accept a down payment of \$600 and to pay \$211 by 1/30/26 and approve of a six (6) month extension. Motion carried.

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

- (1) **Kenneth Brown & Derissa Davis:** Requested an extension with time payments on account #201804191.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hank's is almost finished with the list of 24 properties. Mr. Mitchell said 19 are finished and will bring pictures next meeting. Mr. Mitchell said Dr. Moore has reached out about a tree located at 742 N. 38th Street that has caused issues for the neighbor. Mr. Strohmeyer said a branch crushed the garage and branches are hanging over a house. Mr. Mitchell said we were quoted \$15,000 for the removal by Merritt. Mr. Mitchell said he was given the name Lawn-Mex by someone and they quoted him \$4,600 for the removal. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept the bid from Lawn-Mex for the tree removal. Mr. Mitchell said there is a second tree located at 616 N. 72nd Street that was left from a demolition and encroaching on power lines. Mr. Mitchell said he got a quote from Lawn-Mex to trim it for \$1,800 and removal for \$2,200. Mr. Mitchell said Ameren they have no tree cutting anytime soon in this area and will wrap the wires for removal. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept the bid from Lawn-Mex for the tree removal. Motion carried.

Mr. Mitchell presented an invoice for Hank's Excavating in the amount of \$262,100 and an invoice for MS Mitch Consulting in the amount of \$10,700. A motion was made by Mr. Bittle and seconded by Mr. Crawford to approve the invoices submitted for payment. Motion carried.

Mr. Strohmeyer said he received calls inquiring about the Spivey building. Mr. Mitchell said the city was going to take building down next door which they own, but they haven't done anything. Mr. Mitchell said if we take down that building it will crush the building the city owns so there is no update.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said do we need to make a decision about 3300 Camp Jackson. Mr. Greenwald said he will call to see where the status of this is and why Mr. Hoerner hasn't done anything for another 30 days on turning the power off so that we can demolish it.

Ms. Latisha Holloway said she owns the Union Bank Building located at 200 Collinsville Avenue in East St. Louis. Ms. Holloway can't start redeveloping her building because of the Spivey building that is deteriorating. Ms. Holloway reached out to the City of East St. Louis and they referred her to the County and Mr. Mosley. Mr. Strohmeyer said we had plans on demolishing the building, but the Journal building next to it is owned by the City of East St. Louis and we can't tear the tower down without the Journal building coming down. Mr. Strohmeyer said the City of East St. Louis said they were going to demolish it but nothing has happened so far. Ms. Holloway said the bricks are falling down and ruining the parking lot as well as the sidewalk is falling apart. Mr. Strohmeyer said what are you planning on doing with the building you own. Ms. Holloway said she wants to use it as an event space and museum and maybe a diner. Ms. Holloway said can we reach out to the city. Mr. Strohmeyer said he will get with Mike to see what options we have to be able to secure the building. Ms. Holloway said she was also interested in potentially buying 911 Martin Luther King Drive to put a party rental business in. Ms. Holloway said she would like to look at the building before purchasing. Mr. Strohmeyer said we can get meet with Mike to have you look at the building.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to adjourn at 8:00 p.m.
Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee