

TRUSTEE COMMITTEE MEETING – July 15, 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
Marty Crawford
Scott Greenwald
Sue Gruberman
Courtney Moore

Members Absent

Andy Bittle, Excused
Harry Hollingsworth

Others Attending:

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

1. **MINUTES:**

A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to approve the minutes from the June 24, 2026, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for June 2026 shows a Beginning Balance of \$240,666.27 Receipts of \$10,194.39, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$456.54 with a Balance at Month End of \$251,317.20.
- b. **Payment Account Activity:** The Payment Account Activity Report for June 2026 shows a Beginning Balance of \$394,497.70 and a Balance at Month End of \$383,009.89.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for June 2026 shows the Amount of Penalty as \$32,840.96, the Amount of Tax as \$132,566.96, Year to Date Totals of the Amount of Penalty as \$182,675.39 and the Year-to-Date Amount of Tax as \$845,989.27. The Total Collected Year to Date is \$1,028,664.66.

The Mobile Home Monthly Redemption Report for June 2026 shows the Amount of Penalty as \$1,070.16, the Amount of Tax as \$2,735.78, Year to Date Totals of the Amount of Penalty as \$21,602.68 and the Year-to-Date Amount of Tax as \$50,133.84. The Total Collected Year to Date is \$71,736.52.
- d. **Monthly Resolution List:** During the month of July 2026 there were 22 resolutions presented to the Committee for consideration showing a Total Collected of \$45,624.74; total to County Clerk of \$2,203.57; total to Auctioneer of \$0.00, total to Recorder of Deeds \$785.25, total to Agent of \$12,735.66, Misc. Overpayment fee \$84.50, total to County Treasurer of \$29,815.76 and a total to County of \$32,804.58.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Greenwald and seconded by Mr. Moore to approve the tax agent reports. Motion carried.

3. **VISITORS' REQUESTS:**

- a. **Down Payment Accounts:** Mr. Strohmeier 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. Strohmeier presented a list of the accounts paid in full.
- c. **Christopher Powell by Charles Powell III:** Mr. Powell requested an extension with time payments on account #202100219. The property is located at 1820 Trendley Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,083.53. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$1,411 by 8/15/26 and approve of a six (6) month extension. Motion carried.
- d. **Denna Tallie, Richard Pruit, & Gertie Wilson:** Ms. Tallie, Mr. Pruit, & Ms. Wilson requested a reinstatement with time payments on account #202102007. The property is located at 217 N. 75th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,037.56. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$1,187 and approve of a six (6) month extension. Motion carried.
- e. **Ansar Development Corp.:** Ansar Development Corp. requested a time payment plan account on parcel #02-36.0-404-005. The property is located at 314 Hillwood Drive in Belleville. The balance due on the parcel in the amount of \$23,686.00. No action taken.
- f. **Dallas Hawkins:** Mr. Hawkins requested a reinstatement with time payments on account #202000721. The property is located at 5500 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of approximately \$1,100. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a payment in full of \$1,227.83 by 7/31/26 and approve of a six (6) month extension on account #202000722. Motion carried.
Mr. Hawkins requested a reinstatement with time payments on account #202000722. The property is located at 5502 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of approximately \$4,000. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept payment in full on account #202000722 by 7/31/26 and approve of a six (6) month extension on account #202000722. Motion carried.
- g. **Lunetha Stuart:** Ms. Stuart requested a reinstatement 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 \$5,245.23. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a down payment of \$680 and to pay \$343 by 7/31/26 and approve of a six (6) month extension. Motion carried. Last extension given.
Ms. Stuart requested an extension 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 \$8,821.74. No action taken.
- h. **Tamika Johnson & Ida Johnson:** Ms. Johnson & Ms. Johnson requested an extension with time payments on account #202100922. The property is located at 4701 Bunkum Road in Washington Park. The account is delinquent in taxes in the amount of \$944.43. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$3,500 on account #201501277 and approve of a six (6) month extension. Motion carried.
Ms. Johnson & Ms. Johnson requested an extension with time payments on account #202100923. The property is located at 4701 Bunkum Road in Washington Park. The account is delinquent in taxes in the amount of \$2,221.13. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$3,500 on account #201501277 and approve of a six (6) month extension. Motion carried.
- i. **Aabrial & Tamika Johnson:** Mr. and Ms. Johnson requested a reinstatement with time payments on account #201501277. The property is located at 1337 Kingshighway in Washington Park. The

account is delinquent in taxes in the amount of \$7,462.21. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$3,500 and approve of a six (6) month extension with full County Board approval and to extend account #'s 202100922 and 202100923. Motion carried.

- j. **Shirley Thompson:** Ms. Thompson requested a reinstatement with time payments on account #202101443. The property is located at 496 N. 26th Street in East St. Louis. The account is delinquent in taxes in the amount of \$3,868.48. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$800 and approve of a six (6) month extension. Motion carried.
- k. **LaTisha Holloway:** Ms. Holloway came to check on the progress of the Spivey Building as she can't move forward with her projects since bricks are falling from the building. Mr. Strohmeyer said Mr. Mitchell talked to a couple of different contractors about wrapping and scaffolding. Mr. Strohmeyer said no one would bid on it so we don't have any numbers on how much it would cost so it has to go the course of demolition.
- l. **TFG Family Home Care Agency, LLC:** TFG Family Home Care Agency, LLC requested a reconveyance on account #202201594. The property is located at 427 ½ N. 23rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$5,852.10. No action taken.
- m. **Torcus Boone by Alvin Boone:** Mr. Boone requested an extension with time payments on account #202101903. The property is located at 314 N. 59th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$11,585.73. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$2,300 and approve of a six (6) month extension with full County Board approval. Motion carried.
- n. **Greater New Covenant Church:** Greater New Covenant Church requested to purchase parcel # 02-26.0-422-039 to build a community center. The property is located at 8740 State Street in East St. Louis. The property is in the auction. No action taken. Recommended they bid in the auction for the property.
- o. **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 \$6,936.65. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to remove from the sale and put in the October 2026 auction. Motion carried.
- p. **Cordarous McCain:** Mr. McCain requested a reinstatement with time payments on account #202101822. The property is located at 820 N. 82nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,483.70. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$876 and approve of a six (6) month extension. Motion carried.
- q. **Aleka Stephens:** Ms. Stephens requested an extension with time payments on account #202101686. The property is located at 816 N. 75th Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,590.47. No action taken.
- r. **Terrance Johnston:** Mr. Johnston requested a reinstatement with time payments on account #202101682. The property is located at 815 N. 75th Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,024.62. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$1,000 by 7/31/26 and approve of a six (6) month extension. Motion carried.
- s. **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 \$4,834.65. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$970 and approve of a six (6) month extension with full County Board approval. Motion carried.

- t. **Ollie Smith by Committee:** 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 \$2,962.43. The property is in the auction. Ms. Smith was a no show and committee decided to pull the property from the auction.

4. **DEMOLITION PROGRAM:**

Mr. Strohmeyer presented an invoice for Hank's Excavating and Landscaping, Inc. for work on 26-01-WP in the amount of \$70,221.60. No action taken and hold until next month.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said the Governor signed HB4537 which will force all properties to go in an auction within 120 days of the deed being recorded. Mr. Strohmeyer said we used to put demolition pending on some properties but going forward we will have to put demolition pending responsible for costs. Mr. Strohmeyer said now the person who is bidding on those properties will have to pay for the cost of the demolition. Ms. Gruberman said last month you mentioned equity and it going back to the person. Mr. Strohmeyer said yes, the taxes bodies would have to be made whole for taxes and all cost associated with acquiring the property would be taken out first as well as liens, mowing, and water/sewer bills with municipalities and if there is money left over from the bid amount it would go to the previous owner as equity. Mr. Strohmeyer said there was a property that we got in 2024 from the 2020 taxes and a neighbor wants to get it. Mr. Strohmeyer said it is a property on the demolition list from Washington Park so the property has been demolished but not 100% complete with the fill in. The committee decided to table his decision and will have a response for him next month. Mr. Strohmeyer said we have Attucks School lot do we want to put it in an auction or leave it on the hold list. Chairman Mosley said to leave it on the hold list as he wants to check out the property before doing anything and we will visit it next month.

Mayor Powell of East St. Louis presented a list of properties that they want demolished. Some of the properties are in the auction. Mayor Powell said if someone purchases the property then we have to come in with code enforcement since some of the properties are uninhabitable. Mr. Strohmeyer said we can pull some of these properties from the auction for demolition or the city can demolish them. Mr. Greenwald asked if the city has enough money for demolition of these properties. Mayor Powell said we can come up with the money. It would be beneficial if you can demolish the Spivey building and we could handle the old Walgreens building. The committee decided to pull items number 2, 4, 5 (Old Walgreens), 6 (Old Club building), 7, and 8 on the list presented from the auction. Mr. Strohmeyer recommended the city bid on items numbers 1 and 3 from the list and explained how to go about doing so.

6. **ADJOURNMENT:**

A motion was made by Ms. Gruberman and seconded by Mr. Moore to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee