

TRUSTEE COMMITTEE MEETING – March 25, 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
Scott Greenwald
Sue Gruberman
Harry Hollingsworth
Courtney Moore

Members Absent

Marty Crawford, Excused

Others Attending:

Whitney Strohmeier, Tax Agent Office
Keith St. Pierre, Tax Agent Office
Ms. Cole, 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 February 18, 2026, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for February 2026 shows a Beginning Balance of \$257,142.40, Receipts of \$4,055.10, Total Disbursements of \$23,790.59, Allocated Pool Interest in the amount of \$444.46 with a Balance at Month End of \$237,851.37.
- b. **Payment Account Activity:** The Payment Account Activity Report for February 2026 shows a Beginning Balance of \$530,800.34 and a Balance at Month End of \$586,129.84.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for February 2026 shows the Amount of Penalty as \$17,169.93, the Amount of Tax as \$91,070.22, Year to Date Totals of the Amount of Penalty as \$28,392.96 and the Year-to-Date Amount of Tax as \$160,750.79. The Total Collected Year to Date is \$189,143.75.

The Mobile Home Monthly Redemption Report for February 2026 shows the Amount of Penalty as \$2,361.50, the Amount of Tax as \$6,397.88, Year to Date Totals of the Amount of Penalty as \$4,699.92 and the Year-to-Date Amount of Tax as \$11,269.04. The Total Collected Year to Date is \$15,969.96.
- d. **Monthly Resolution List:** During the month of March 2026 there were 95 resolutions presented to the Committee for consideration showing a Total Collected of \$200,474.18; total to County Clerk of \$9,334.62; total to Auctioneer of \$240.00, total to Recorder of Deeds \$7,174.25, total to Agent of \$57,769.29, Misc. Overpayment fee \$97.50, total to County Treasurer of \$125,858.52 and a total to County of \$142,367.39.
- 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. Strohmeier 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. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeier presented a list of the accounts paid in full.
- c. **David Ayers:** Mr. Ayers requested a reinstatement with time payments on account #201700754. The property is located at 737 Veronica Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,264.08. The property is in the auction. No action taken.
- d. **Patrick Ezell:** Mr. Ezell requested an extension with time payments on account #202101477. The property is located at 626 N. 33rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$10,321.24. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$2,100 and approve of a six (6) month extension. Motion carried.
- e. **Charles Davis, Jr.:** Mr. Davis, Jr. requested an extension with time payments on account #202000209. The property is located at 1724 McCasland Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$4,259.70. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,000 and approve of a six (6) month extension with full County Board approval. Motion carried.
- f. **Derrick and Theresa Jackson** Mr. and Mrs. Jackson requested an extension with time payments on account #202002206. The property is located at 5709 Bond Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,196.39. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$700 and approve of a six (6) month extension with full County Board approval. Motion carried.
- g. **Kenneth Brown and Derissa Davis:** Mr. Brown and Ms. Davis requested a reinstatement with time payments on account #201804191. The property is located at 4701 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of \$10,484.57. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Hollingsworth to remove the property from the April 2026 auction and reschedule for the July 2026 auction. Motion carried.
- h. **Focused Development Group LLC by Felisha Watts:** Focused Development Group LLC requested an extension on account #202101622. The property is located at 732 N. 64th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,082.87. No action taken.
- i. **Modern Contractors LLC by Felisha Watts:** Modern Contractors LLC requested an extension with time payments on account #202100246. The property is located at 21 David Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,295.03. No action taken.
- j. **Dallas Hawkins:** Mr. Hawkins requested an extension 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 \$2,467.39. No action taken.

Mr. Hawkins requested an extension 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 \$4,041.23. No action taken.

- k. **Autumn Rounkles:** Ms. Rounkles requested a reinstatement with time payments on account #202004202. The property is located at 635 Union Avenue in Belleville. The account is delinquent in taxes in the amount of \$9,595.94. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$3,000 and approve of a six (6) month extension with full County Board approval. Motion carried.

- i. **Branden Harlen:** Mr. Harlen requested a reinstatement 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 \$4,520. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$900 and approve of a six (6) month extension with full County Board approval. Motion carried.
- m. **Darnell Crutcher** Mr. Crutcher requested an extension with time payments on account #201901557. The property is located at 312 N. 59th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$4,307.50. No action taken.

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

- (1) **Lucas Reid:** Requested an extension with time payments on account #202102318.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said there was a bid opening 6:00 p.m. with three bidders – Hank’s \$382,307, Hayes \$894,363, and Midwest Industrial \$480,925. Mr. Mitchell said Midwest Industrial didn’t have all of their paperwork filled out so they are disqualified. Mr. Mitchell said the price is higher due to all but 6 properties having asbestos and the rules the EPA has on removing asbestos.

Mr. Mitchell said he talked with Hayden about the Spivey building. Mr. Mitchell said he was told it would cost a fortune for the scaffolding to be put up and would suggest just demolishing the building instead. Mr. Strohmeyer said 919 MLK to put the property in an upcoming auction. Chairman Mosley asked if a requirement can be put on there for a timeframe of work being done on the building.

Mr. Mitchell presented an invoice for Lawn-Mex in the amount of \$4,600, an invoice for MS Mitch Consulting in the amount of \$4,550, an invoice from SCI Engineering in the amount of \$20,000 ,and an invoice for SCI Engineering in the amount of \$725.

A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept the bid from Hank’s and approve the invoices submitted for payment. Motion carried.

5. **OTHER BUSINESS:** None

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to adjourn at 7:25 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee