

TRUSTEE COMMITTEE MEETING – September 23, 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
Harry Hollingsworth

Members Absent:

Others Attending:

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

Mike Mitchell, Demolition Coordinator
Johnissia Stevenson, Citizen

1. **MINUTES:**

A motion was made by Mr. Greenwald and seconded by Mr. Crawford to approve the minutes from the August 26, 2026, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for August 2026 shows a Beginning Balance of \$264,273.87 Receipts of \$346.16, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$505.32 with a Balance at Month End of \$265,125.35.
- b. **Payment Account Activity:** The Payment Account Activity Report for August 2026 shows a Beginning Balance of \$521,307.72 and a Balance at Month End of \$469,060.56.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for August 2026 shows the Amount of Penalty as \$5,041.04, the Amount of Tax as \$23,309.12, Year to Date Totals of the Amount of Penalty as \$253,461.93 and the Year-to-Date Amount of Tax as \$1,124,768.38. The Total Collected Year to Date is \$1,378,230.31.

The Mobile Home Monthly Redemption Report for August 2026 shows the Amount of Penalty as \$615.47, the Amount of Tax as \$1,373.21, Year to Date Totals of the Amount of Penalty as \$23,715.07 and the Year-to-Date Amount of Tax as \$55,277.70. The Total Collected Year to Date is \$78,992.77.
- d. **Monthly Resolution List:** During the month of September 2026 there were 39 resolutions presented to the Committee for consideration showing a Total Collected of \$133,914.87; total to County Clerk of \$3,201.03; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,865.00, total to Agent of \$34,748.87, Misc. Overpayment fee \$0, total to County Treasurer of \$94,099.97 and a total to County of \$99,166.00.
- e. **Update Report:**
Lawrence Schaefer– Account #202003361- To pay \$5,000 by 10/16/26. Paid \$5,000 on 9/9/26.
- 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. 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. Strohmeyer presented a list of the accounts paid in full.
- c. **Veteran's Elite:** Veteran's Elite requested a payment plan on parcel #07-04.0-306-026. The property is located at 55 Four Corners Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$58,348.56. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a 20% down payment and approve of a six (6) month extension. Motion carried.
- d. **Joe Lewis:** Mr. Lewis represented 40 Days of Nonviolence and Beyond and presented their plans for the Crusader building located at 919 Martin Luther King. Mr. Lewis said they would utilize the building for storage first but could grow into something more. The committee would get back to the group on their request.
- e. **Alicia Taylor:** Ms. Taylor presented her plans for the Crusader building. Ms. Taylor said they would like to rehabilitate the building to try and encourage surrounding owners to do the same. Ms. Taylor said she is unsure of what the final product would be, but options of retail or a diner. The committee would get back to the group on their request.
- f. **Sharie Elliott:** Ms. Elliott requested a reinstatement with time payments on account #201800707. The property is located at 1739 Ohio Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$6,880.64. The property is in the auction. No action taken.
- g. **Jennifer Ross:** Ms. Ross requested a reinstatement with time payments on account #201801058. The property is located at 641 N. 52nd Street in East St. Louis. The account is delinquent in taxes in the amount of \$3,551.24. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$2,000.24 and approve of a six (6) month extension with full County Board approval. Motion carried.
- h. **Phillip Scott:** Mr. Scott requested a reinstatement with time payments on account #202100737. The property is located at 5606 Caseyville Avenue in Washington Park. The account is delinquent in taxes in the amount of \$5,659.15. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Greenwald to accept a down payment of \$1,112 and approve of a six (6) month extension. Motion carried.
- i. **David Williams:** Mr. Williams requested a reinstatement with time payments on account #202101454. The property is located at 2714 Belleview Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$16,485.01. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$3,276 and approve of a six (6) month extension. Motion carried.
- j. **Michael Suggs:** Mr. Suggs requested a reinstatement with time payments on account #201201853. The property is located at 2401 St. Louis Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$9,993.74. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Ms. Gruberman to approve a payment of \$7,500 by 10/16/26 and approve of a six (6) month extension with full County Board approval. Motion carried.

- k. **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 \$6,961.65. The property is in the auction. No action taken.
- l. **Lucas Reid:** Mr. Reid requested a reinstatement with time payments on account #202102318. The property is located at 115 N. 88th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,756.41. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$2,000 and approve of a six (6) month extension. Motion carried.
- m. **Lester Smith & Sanchez Rhodes:** Mr. Smith & 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 \$13,064.41. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$2,000 and to pay \$250 by 10/16/26 and approve of a six (6) month extension with full County Board approval. Motion carried.

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

- (1) **Donna Fenton:** Requested a reinstatement with time payments on account #201601924. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said there was a bid opening on September 17 for 26-02-SCC. We had six bidders for 14 properties that are scattered throughout the county and Karrey gave the list of these properties. The lowest bidder was Gold Bar in the amount of \$163,227 with the next closest bid from Hank's in the amount of \$213,300. Gold Bar is located out of Waterloo and qualified. Mr. Mitchell said he talked to the Laborers and Operating Engineers, and they are in good standing with both. Gold Bar will hire Baxmeyer to haul the trash. Mr. Mitchell said Karrey asked to add to the list, but was told no.

Mr. Mitchell said he looked at properties in East St. Louis that are going to be in the auction. Mr. Mitchell said the city has been doing some work as several properties were torn down. Mr. Mitchell made notes on the list of properties noting demo or gone. A discussion was held regarding if the city can apply for the deeds to these properties. Mr. Strohmeyer explained what the city could do and what the trustee can do since the trustee hasn't taken these properties yet. A discussion was held regarding the new process with the law that just went into effect.

Mr. Mitchell presented an invoice for MS Mitch Consulting for properties for East St. Louis Trustee auction in the amount of \$450.

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve paying the invoice submitted. Motion carried.

5. **OTHER BUSINESS:** None

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 7:55 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee