

TRUSTEE COMMITTEE MEETING –July 16, 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
Scott Greenwald
Andy Bittle
Marty Crawford
Sue Gruberman
Harry Hollingsworth

Members Absent

Courtney Moore, 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. Greenwald and seconded by Mr. Bittle to approve the minutes from the June 25, 2025, Trustee Committee Meeting. Motion carried

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for June 2025 shows a Beginning Balance of \$181,807.08 Receipts of \$20,947.13, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$449.65 with a Balance at Month End of \$203,203.86.
- b. **Payment Account Activity:** The Payment Account Activity Report for June 2025 shows a Beginning Balance of \$494,935.57 and a Balance at Month End of \$438,454.28.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for June 2025 shows the Amount of Penalty as \$24,598.96, the Amount of Tax as \$103,156.51, Year to Date Totals of the Amount of Penalty as \$164,545.23 and the Year-to-Date Amount of Tax as \$845,193.91. The Total Collected Year to Date is \$1,009,739.14.

The Mobile Home Monthly Redemption Report for June 2025 shows the Amount of Penalty as \$1,155.13, the Amount of Tax as \$2,253.89, Year to Date Totals of the Amount of Penalty as \$9,869.28 and the Year-to-Date Amount of Tax as \$31,913.05. The Total Collected Year to Date is \$41,782.33.
- d. **Monthly Resolution List:** During the month of July 2025 there were 28 resolutions presented to the Committee for consideration showing a Total Collected of \$59,574.36; total to County Clerk of \$2,322.16; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,760.25, total to Agent of \$18,115.37, Misc. Overpayment fee \$9.97, total to County Treasurer of \$37,366.61 and a total to County of \$41,449.02.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Crawford 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. Crawford and seconded by Mr. Greenwald 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. **Charles Powell III, East St. Louis Mayor by Shaneal Clayborne:** Mr. Powell requested parcel number 01-13.0-105-057 located at 214 Collinsville Avenue in East St. Louis be removed from the auction. Ms. Clayborne stated they are redeveloping the downtown area and would like to purchase all the properties that are available on Collinsville Avenue. Ms. Clayborne said this would allow control over what happens. Ms. Clayborne said a hydrogen plant is coming to the city with an estimated project total of \$820 million. Mr. Strohmeyer said we can pull the items and go over prices once we confirm exactly which parcels the City would like to purchase. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to approve of removing the items from the auction. Motion carried.
- d. **Fontanos Ellison by Veronica Bouralett:** Mr. Ellison requested an extension with time payments on account #202003485. The property is located at 84 W. Adams Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,248.86. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment account of \$647 and approve of a six (6) month extension. Motion carried.
- e. **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 \$4,085.72. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$801 and approve a six (6) month extension with full County Board approval. Motion carried.
- f. **Dallas Hawkins:** Mr. Hawkin 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 \$4,076.87. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$812 and approve a six (6) month extension with full County Board approval. Motion carried.
- g. **Derrick and Theresa Jackson:** Mr. and Mrs. Jackson requested an extension on account #202002206. The property is located at 5709 Bond Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,522.39. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$600 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Antionette Veal by Michael Dawson** Ms. Veal requested a reinstatement with time payments on account #201700698. The property is located at 808 N. 24th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,966.61. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$1,775 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.
- i. **Shontez Lancaster:** Mr. Lancaster requested an extension with time payments on account #201600501. The property is located at 3059 Audubon Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$6,759.15. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,400 and approve a six (6) month extension with full County Board approval. This will be the last extension given. Motion carried.

- j. **Aabril and Tamika Johnson:** Mr. and Mrs. 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 \$6,454.75. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Ms. Gruberman to accept a down payment of \$1,300 and approve a six (6) month extension with full County Board approval. Motion carried.
- k. **Richard Spencer:** Mr. Spencer requested a reinstatement with time payments on account #201804405. The property is located at 1417 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$5,389.79. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept payment of \$1,500 and approve a six (6) month extension with full County Board approval. Motion carried.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hank's has finished the work on the demolition of the properties, but there was extra because records said there was no basement but there was one. Mr. Mitchell said they quoted for \$6,000 to take care of it which was at a commercial building. Mr. Mitchell said he has put together a list for 25-02-ESL which includes properties on Bond, Converse Trendley, McCasland, Virigina, S. 15th, 301 18th, 53rd, 55th, 56th, 72nd, 73rd, 76th, 80th, 83rd, 84th and Church Lane. Mr. Mithcell said he is waiting on the asbestos people before moving forward. Mr. Strohmeyer said did you confirm that with Kim. Mr. Mitchell said yes. Mr. Mitchell said he will bring pictures of the finished work from Hank's to the next meeting.

Mr. Strohmeyer said Washington Park is talking about buying some lots and that they should have a list by the end of the week for Mike relating to demolition. Mr. Strohmeyer said did you have a chance to look at 334 Collinsville Avenue. Chairman Mosley and Mr. Mitchell said they had not had a chance to look at it as they were both busy. Mr. Strohmeyer said the previous owner paid some taxes, but we stop taking his money because we were going to demolish it. Mr. Strohmeyer said we need to make a decision whether we want to put it on the demolition list or back in the auction. Mr. Mitchell said 2739 Converse is in the Trustee name and there are cars parked around it and this is the second time it has been on the demolition list. Mr. Mitchell said he contacted Ameren, and they said someone was paying for the utilities and will not disconnect without a court order. Mr. Mitchell said he asked about showing the deed and they will not take that. Mr. Mitchell said he removed this from the list because someone is living there. Chairman Mosley said get this to Jim Gomric right away and we will handle a court order. Mr. Strohmeyer said we have several on hold for demolition and we will work on the list to make a decision about them. Mr. Strohmeyer said people near 1717 Missouri are happy that it is gone, but there is a tree on the power lines. Mr. Strohmeyer said he referred them to Ameren since it is on the power line, but if Mike could take a look at it. Mr. Mitchell said he has looked at it and taking the tree down could damage the fence by it.

Mr. Mitchell presented an invoice from Hank's for the demolition for the remainder of 25-01-ESL in the amount of \$118,841.10. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve of paying the invoice. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said we had a nonprofit type request come in and told them that we are not entertaining those at this time. Chairman Mosley said we will come up with a plan on them.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to adjourn at 7:13 p.m.
Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee