

TRUSTEE COMMITTEE MEETING –June 25, 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
Courtney Moore

Members Absent

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 May 21, 2025, Trustee Committee Meeting. Motion carried

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for May 2025 shows a Beginning Balance of \$176,287.01 Receipts of \$5,086.87, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$443.20 with a Balance at Month End of \$181,807.08.
- b. **Payment Account Activity:** The Payment Account Activity Report for May 2025 shows a Beginning Balance of \$539,270.36 and a Balance at Month End of \$494,935.57.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for May 2025 shows the Amount of Penalty as \$45,498.64, the Amount of Tax as \$203,798.65, Year to Date Totals of the Amount of Penalty as \$139,946.27 and the Year-to-Date Amount of Tax as \$742,037.40. The Total Collected Year to Date is \$881,983.67.

The Mobile Home Monthly Redemption Report for May 2025 shows the Amount of Penalty as \$3,111.35, the Amount of Tax as \$7,215.54, Year to Date Totals of the Amount of Penalty as \$8,714.15 and the Year-to-Date Amount of Tax as \$29,659.16. The Total Collected Year to Date is \$38,373.31.
- d. **Monthly Resolution List:** During the month of June 2025 there were 65 resolutions presented to the Committee for consideration showing a Total Collected of \$184,833.62; total to County Clerk of \$3,892.04; total to Auctioneer of \$0.00, total to Recorder of Deeds \$2,328.00, total to Agent of \$52,865.84, Misc. Overpayment fee \$47.32, total to County Treasurer of \$125,700.42 and a total to County of \$131,920.46.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Greenwald 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. Hollingsworth and seconded by Mr. Moore to accept the down payments and extensions. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer stated there were no accounts paid in full.
- c. **Ken Warr by M. Cason:** Mr. Warr requested a reinstatement with time payments on account #202002059. The property is located at 3145 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$853.48. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #202002088 and approve of a six (6) month extension on all other accounts. Motion carried.

Mr. Warr requested a reinstatement with time payments on account #202002060. The property is located at 3145 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,208.07. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #202002088 and approve of a six (6) month extension on all other accounts. Motion carried.

Mr. Warr requested a reinstatement with time payments on account #202002064. The property is located at 3105 Virginia Place in East St. Louis. The account is delinquent in taxes in the amount of \$3,583.58. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #202002088 and approve of a six (6) month extension on all other accounts. Motion carried.

Mr. Warr requested a reinstatement with time payments on account #202002082. The property is located at 3324 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$7,250.51. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #202002088 and approve of a six (6) month extension on all other accounts. Motion carried.

Mr. Warr requested a reinstatement with time payments on account #202002088. The property is located at 3505 Converse Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$2,942.62. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #202002088 and approve of a six (6) month extension on all other accounts. Motion carried.

- d. **Lawrence Graham and Schameika Williams:** Mr. Graham and Ms. Williams requested an extension with time payments on account #20200171. The property is located at 1326 Trendley Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$830. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment account of \$162 and approve of a six (6) month extension. Motion carried.

Mr. Graham and Ms. Williams requested an extension with time payments on account #20200172. The property is located at 1328 Trendley Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,268.98. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment account of \$250 and approve of a six (6) month extension. Motion carried.

- e. **Erma Morgan Millard and Kevin Hayes:** Ms. Morgan Millard and Mr. Hayes requested a reinstatement with time payments on account #201402147. The property is located at 7029 Shiplet Lane in East St. Louis. The account is delinquent in taxes in the amount of \$2,527.34. A motion

was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$600 and approve a six (6) month extension with full County Board approval. Motion carried.

- f. **Brenda Hill and Eva Mae Wallace:** Ms. Hill and Ms. Wallace requested a reinstatement with time payments on account #202001997. The property is located at 3873 E. Broadway in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,399.40. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$850 and approve a six (6) month extension. Motion carried.
- g. **Darnell Crutcher:** Mr. Crutcher requested a reinstatement 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 \$3,997.24. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$800 and approve a six (6) month extension with full County Board approval. Motion carried.
- h. **Cedric Wilson:** Mr. Wilson requested a reinstatement with time payments on account #202000676. The property is located at 1623 N. 50th Street in Washington Park. The account is delinquent in taxes in the amount of \$4,413.18. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,500 and approve a six (6) month extension with full County Board approval. Motion carried.
- i. **Sandra Swanson:** Ms. Swanson requested an extension with time payments on account #202002836. The property is located at 1210 Richard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,228.21. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$1,242 and approve a six (6) month extension. Motion carried.
- j. **Jeremiah Tilmon:** Mr. Tilmon requested an extension with time payments on account #201401906. The property is located at 839 N. 75th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,412.63. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$2,000 and approve a six (6) month extension with full County Board approval. Motion carried.
- k. **Charles Davis Jr.:** Mr. Davis, Jr. requested an extension with time payments on account #202000208. The property is located at 1722 McCasland Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$821.71. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #20200208 and approve a six (6) month extension for account #20200209. Motion carried.

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 \$3,700.01. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept payment in full for account #20200208 and approve a six (6) month extension for account #20200209. Motion carried.

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

- (1) **Ryan Anderson:** Requested an extension with time payments on account #201601969.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said 3406 St. Clair Avenue has been removed and put back on the demolition list several times. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to put the property back on the demolition list. Motion carried.

Mr. Mitchell said Hank's has completed 15 of the 22 houses from 25-01-ESL. Mr. Mitchell said he would like to make one change. Mr. Mitchell said he went to 509 N. 30th Street and it was already gone. Mr. Strohmeyer asked how long ago did this happen. Mr. Mitchell said about two months ago. Mr. Strohmeyer said we have been in contact with the city since then and they have been made aware that they need to speak with me before any properties are demolished. Mr. Mitchell said he would like to replace that location with 3211 Geitz. Chairman Mosley said what about the asbestos. Mr. Mitchell said they would have it done by this week. Mr. Mitchell said they gave him a bid of \$17,535 which is under the bid amount that was given for 509. Mr. Strohmeyer said it has been on the demolition list for a while so we are good. Mr. Mitchell said Hank's should be finished by July 7. Mr. Hollingsworth said what about Washington Park. Mr. Mitchell said he was still waiting to hear back from them with a list and once he had that then we would take a look and go out for bid.

Mr. Mitchell presented an invoice from Hank's for the demolition on the 15 properties in the amount of \$158,538.60 and an invoice from MS Mitch Consulting for the work on the 15 properties in the amount of \$9,750. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve of paying the invoices. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said does anyone want to make a suggestion on an appraisal company for the commercial properties that we are looking at having appraised. Mr. Hollingsworth said was one of these the property the Mayor was talking about. Mr. Strohmeyer said yes. Mr. Hollingsworth said what happened with that. Mr. Strohmeyer said nothing has happened, which is why we are looking for it to be appraised. Mr. Greenwald said I would talk to County Officials to see if they can point you in the correct direction. Mr. Strohmeyer said I will contact Jennifer Gomric Minton to see if she has anyone.

6. **ADJOURNMENT:**

A motion was made by Mr. Greenwald and seconded by Mr. Bittle to adjourn at 7:08 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee