

## **TRUSTEE COMMITTEE MEETING – October 22, 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  
Andy Bittle  
Marty Crawford  
Scott Greenwald  
Sue Gruberman  
Harry Hollingsworth  
Courtney Moore – 6:30 p.m.

### **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. Hollingsworth and seconded by Mr. Greenwald to approve the minutes from the September 24, 2025, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for September 2025 shows a Beginning Balance of \$213,422.51, Receipts of \$10,662.38, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$494.49 with a Balance at Month End of \$224,579.38.
- b. **Payment Account Activity:** The Payment Account Activity Report for September 2025 shows a Beginning Balance of \$488,617.61 and a Balance at Month End of \$576,941.52.
- c. **Monthly Redemption Reports:**  
The Real Estate Monthly Redemption Report for September 2025 shows the Amount of Penalty as \$7,625.37, the Amount of Tax as \$36,461.84, Year to Date Totals of the Amount of Penalty as \$220,976.06 and the Year-to-Date Amount of Tax as \$1,081,134.00. The Total Collected Year to Date is \$1,302,110.06.  
  
The Mobile Home Monthly Redemption Report for September 2025 shows the Amount of Penalty as \$119.68, the Amount of Tax as \$332.45, Year to Date Totals of the Amount of Penalty as \$10,599.16 and the Year-to-Date Amount of Tax as \$33,881.10. The Total Collected Year to Date is \$44,480.26.
- d. **Monthly Resolution List:** During the month of October 2025 there were 70 resolutions presented to the Committee for consideration showing a Total Collected of \$216,851.53; total to County Clerk of \$5,180.93; total to Auctioneer of \$0.00, total to Recorder of Deeds \$4,327.00, total to Agent of \$55,162.25, Misc. Overpayment fee \$72.00, total to County Treasurer of \$152,109.35 and a total to County of \$161,617.28.
- e. **Update Report:**  
**Ryan Anderson – Account #202002086-** To pay \$2,500 by 10/17/25. Paid \$2,500 on 10/17/25.  
**Donna Fenton – Account #201601924-** To pay \$476 by 10/17/25. Paid \$476 on 10/17/25.  
**Vanisa Ford-Washington – Account #201900562-** To pay \$1,580 by 10/17/25. Paid \$1,580 on 10/1/25.  
**Andre Mixon II- Account #202002782-** To pay \$1,487 by 10/17/25. Paid 1,685 on 10/16/25.

**Lawrence Schaefer- Account #202003361-** To pay \$1,188 by 10/17/25. Paid \$1,188 on 10/15/25.

**Carla Willis- Account #201900277-** To pay \$730 by 10/17/25. Paid \$730 on 10/16/25.

- f. **Auction Report:** None

A motion was made by Mr. Greenwald and seconded by Mr. Crawford 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 Ms. Gruberman 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. **Betty Cunningham:** Ms. Cunningham requested a reinstatement with time payments on account #201302305. The property is located at 2130 Martin Luther King Drive in East St. Louis. The account is delinquent in taxes in the amount of \$6,847.44. No action taken and making payment.
- d. **Sherran Riley:** Ms. Riley requested an extension on account #201701154. The property is located at 759 N. 38<sup>th</sup> Street in East St. Louis. The account is delinquent in taxes in the amount of \$1,507.34. No action taken and making payment.
- e. **James and Sandra Aubuchon:** Mr. and Mrs. Aubuchon requested an extension with time payments on account #201703912. The property is located at 2371 Lorraine Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,377.82. No action taken and making payment.
- f. **Darius Gines:** Mr. Gines requested an extension with time payments on account #201702893. The property is located at 14 Cahokia Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,400.74. No action taken and making payment.
- g. **Valana Dale:** Ms. Dale requested an extension with time payments on account #201804232. The property is located at 2015 N. 58<sup>th</sup> Street in Washington Park. The account is delinquent in taxes in the amount of \$3,264.25. No action taken and making payment.
- h. **Lakecia Carraway by Nancy Beeman:** Ms. Carraway requested an extension with time payments on account #201501951. The property is located at 409 Beachland Place in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,455.24. No action taken and making payment.
- i. **Derrick Olunloyo and Brandon Jeffries by Stephen Olunloyo:** Mr. Olunloyo and Mr. Jeffries requested an extension with time payments on account #201602895. The property is located at 1321 Richard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$6,475.11. No action taken.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Hank's has not started yet as they are arguing with the City of East St. Louis about permit fees. Mr. Strohmeyer said did they up them again. Mr. Mitchell said apparently they did and are charging them at a commercial rate. Mr. Mitchell said he is going to call them tomorrow. Chairman Mosley said who is the contact person they are dealing with. Mr. Mitchell said he didn't know, but probably just the desk person. Chairman Mosley said we need to know who the contact person is. Mr. Crawford said Cahokia Heights waived the fees for helping the city and I wonder if East St. Louis

would consider that. Mr. Mitchell said he took care of the house at 1824 Martin Luther King where the neighbor said people were coming in and out. Mr. Mitchell said they boarded up the house. Mr. Strohmeyer said this should be in the January auction hopefully.

Mr. Mitchell presented an invoice for Affordable Contracting Services for boarding up the property located at 1824 Martin Luther King in the amount of \$750. Mr. Mitchell presented an invoice for MS Mitch Consulting for complaints at various locations for trees, overgrown and disruption in the amount of \$375. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to approve paying the invoices that were submitted. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said it is tax sale season again so he will not be at the next meeting and Neal Wallace will be here in his place. Mr. Crawford said if someone buys a house in the auction they can't mess with it for 30 days. Mr. Strohmeyer said in the contract it states if it is unoccupied you can secure it, but you still need it to be approved by the board and the deed before doing anything. Mr. Strohmeyer said if the property is occupied you need approval and the deed then they can start the eviction process.

Mr. Strohmeyer said last month we mentioned the ordinance that governs this committee. Mr. Strohmeyer said in the ordinance it states that if it is a principal residence they are given a second six-month extension then it is up to the committee. Mr. Strohmeyer said businesses are given one six-month extension then it is up to the committee. Mr. Strohmeyer said letter E. & J. in the ordinance are two good reasons to deny anyone an extension. Ms. Gruberman said on commercial properties we don't have to give an extension. Mr. Greenwald said LLCs don't pay for three years then play the extension game and we have to give them the extension legally because of the ordinance. Mr. Strohmeyer said the first time extension is not an issue, but the repetitive six-month extensions are the issue. Mr. Greenwald said so we don't have to give the LLCs on the list this extension. Mr. Bittle said we have to give it to them but just this one is the only one we have to give. Mr. Greenwald said they are making money and not paying taxes that's my complaint. Mr. Strohmeyer said you don't have to give it to anyone. Mr. Strohmeyer said our policy has always been that if they bring it our office we bring it here and you can redline them out or just tell and we won't do LLCs. Mr. Strohmeyer said we want to be consistent with it. Mr. Strohmeyer said an LLC doesn't apply to the principal residence option. Mr. Greenwald said they would need to come here and show proof that they live in the house. Mr. Strohmeyer said we would prefer not to accept their money because issuing it back if they give it to us and they are redlined becomes an issue on our end. Mr. Strohmeyer said let's have all corporations be scheduled for the meeting to have the extension. Mr. Greenwald and Mr. Bittle said they agreed with this.

Mr. Strohmeyer said does anyone know about Rush City as we have several parcels on hold. Mr. Strohmeyer said the City of East St. Louis made two requests one for land use and one for property acquisition. Chairman Mosely said we will discuss later.

6. **ADJOURNMENT:**

A motion was made by Mr. Hollingsworth and seconded by Ms. Gruberman to adjourn at 7:20 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee