

TRUSTEE COMMITTEE MEETING – August 26, 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 – 6:40 p.m.

Members Absent

Others Attending:

Whitney Strohmeyer, Tax Agent Office
Keith St. Pierre, Tax Agent Office
Killian Weir, Citizen
Roy Mosley, Jr., County Board Member

Andy Lopinot, St. Clair County Treasurer
Mike Mitchell, Demolition Coordinator
Mae Brown, Citizen

1. MINUTES:

A motion was made by Mr. Moore and seconded by Mr. Greenwald to approve the minutes from the July 15, 2026, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

a. **Revolving Account Activity:** The Revolving Account Activity Report for July 2026 shows a Beginning Balance of \$251,317.20 Receipts of \$12,466.79, Total Disbursements of \$0, Allocated Pool Interest in the amount of \$489.98 with a Balance at Month End of \$264,273.87.

b. **Payment Account Activity:** The Payment Account Activity Report for July 2026 shows a Beginning Balance of \$383,009.89 and a Balance at Month End of \$521,307.72.

c. **Monthly Redemption Reports:**

The Real Estate Monthly Redemption Report for July 2026 shows the Amount of Penalty as \$65,745.50, the Amount of Tax as \$255,469.99, Year to Date Totals of the Amount of Penalty as \$248,420.89 and the Year-to-Date Amount of Tax as \$1,101,459.26. The Total Collected Year to Date is \$1,349,880.15.

The Mobile Home Monthly Redemption Report for July 2026 shows the Amount of Penalty as \$1,496.92, the Amount of Tax as \$3,770.65, Year to Date Totals of the Amount of Penalty as \$23,099.60 and the Year-to-Date Amount of Tax as \$53,904.49. The Total Collected Year to Date is \$77,004.09.

d. **Monthly Resolution List:** During the month of August 2026 there were 176 resolutions presented to the Committee for consideration showing a Total Collected of \$315,634.35; total to County Clerk of \$11,283.32; total to Auctioneer of \$0.00, total to Recorder of Deeds \$9,600.25, total to Agent of \$98,496.10, Misc. Overpayment fee \$107.69, total to County Treasurer of \$196,146.99 and a total to County of \$217,030.56.

e. **Update Report:**

Dallas Hawkins – Account #202000721- To pay \$1,227.83 by 7/31/26 and extend 722. Paid \$1,204 on 7/31/26.

Terrance Johnston – Account #202101682- To pay \$1,000 by 7/31/26. Paid \$1,000 on 7/31/26.

Christopher Powell – Account #202100219- To pay \$1,411 by 8/15/26. Paid \$1,470 on 7/29/26.

Lunetha Stuart – Account #201600823- To pay \$343 by 7/31/26. Paid \$343 on 7/31/26.

- f. **Auction Report:** There were 91 items sold from the auction on July 31, 2026 for a total of \$173,048.32. There were no bad checks received.

A motion was made by Mr. Crawford and seconded by Mr. Bittle 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. **Bey Miller-Bey:** Mr. Miller-Bey requested a reinstatement with time payments on account #202102177. The property is located at 3305 Trendley Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$2,344.37. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a down payment of \$450 and approve of a six (6) month extension. Motion carried.
- d. **Lawrence and Vickie Schaefer:** Mr. and Mrs. Schaefer requested a reinstatement with time payments on account #202003361. The property is located at 2405 Renois Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$10,081.40. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Moore to accept a down payment of \$5,000 by 10/16/26 and approve of a six (6) month extension. Motion carried.
- e. **Gail Allen:** Ms. Allen requested a reinstatement with time payments on account #202201239. The property is located at 1117 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$14,534.00. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$3,000 and approve of a six (6) month extension with full County Board approval. Motion carried.
- f. **Timiki Adams:** Ms. Adams requested a reinstatement with time payments on account #202101676. The property is located at 841 N. 73rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,283.24. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a payment of \$1,243 and approve of a six (6) month extension with full County Board approval. Motion carried.
- g. **Carl Evans:** Mr. Evans requested a reinstatement with time payments on account #201901592. The property is located at 322 N. 69th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,755.20. A motion was made by Mr. Greenwald and seconded by Mr. Hollingsworth to accept a down payment of \$1,733 and approve of a six (6) month extension with full County Board approval. Motion carried. Last extension given.
- h. **Erma Herring:** Ms. Herring requested a reinstatement with time payments on account #202102274. The property is located at 750 Mousette Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$1,441.26. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$280 and approve of a six (6) month extension. Motion carried.
- i. **Marius Jackson by Whitney Strohmeyer:** Mr. Jackson requested a reinstatement with time payments on account #202102281. The property is located at 5410 Sterling Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$11,993.30. The property is in the

auction. A motion was made by Mr. Crawford and seconded by Mr. Greenwald to accept a down payment of \$2,400 and approve of a six (6) month extension. Motion carried.

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

(1) **David Williams**: Requested a reinstatement with time payments on account #202101454. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said the 40 houses in Washington Park are complete as well as 3300 Camp Jackson Road.

Mr. Mitchell presented two invoices for Hank's Excavating and Landscaping, Inc. for work on 26-01-WP in the amount of \$70,221.60 and \$89,353. Mr. Mitchell presented an invoice for MS Mitch Consulting for services on 26-01-WP in the amount of \$13,000. Mr. Mitchell presented an invoice for SCI Engineering for asbestos testing for the Zoning Department's demolition in the amount of \$1,575.

A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to approve paying the invoices submitted. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer and Mr. Lopinot provided background information on the resolution that is being presented to the Trustee Committee, Judiciary Committee, and Finance Committee. Mr. Lopinot said it would save the county money in the sale and error account. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to approve of the resolution authorizing the County's acquisition of all tax certificates for properties on the 2025 delinquent properties parcel list at the 2026 real estate tax sale. Motion carried.

Mr. Strohmeyer said one of the items in the auction required an addendum to explain what they would be using the space for. Mr. Strohmeyer said we received 5 bids for the property but only three provided the addendum. A discussion was held on if they should accept any of the bids. Deferred to Mr. Mosley, Jr.

Mr. Mosley, Jr. said he has a group of people with him tonight to present an opportunity regarding the Spivey Building. Mr. Mosley, Jr. said he supports this project and would like the committee to support it as well. Mr. Mosley, Jr. introduced Daffney Moore, Yaphett El Amin, and Adolphus Pruitt. Ms. El Amin gave background information on the Broadview project which they facilitated in downtown East St. Louis that is 55+ housing. Ms. El Amin said they are looking to do a similar project with the Spivey building and surrounding parcels, but the target audience would be under 55 years of age. Ms. El Amin said there would be 70 apartments, and the lower level of the building would offer an opportunity for small businesses. Mr. Strohmeyer said the city has the Journal building and surrounding lots that would be needed for the project. Mr. Mosley, Jr. said that is correct and we will be working with the city on them. Mr. Greenwald said what about the bank buildings. Ms. El Amin said we have talked to the city about them as they own the Union Bank building. Ms. El Amin said they have contacted the owner of the Lindell Bank building, which is operationally still, but they would like to move to smaller location. Ms. El Amin said they would be applying for funding through local and federal opportunities including historic credits. Mr. Crawford said you mention about veterans on here, what are you doing for them. Ms. El Amin said 10% of usage was set aside for them at the Broadview apartments and we have fitness equipment that allows for a variety of disabilities to still have access to a healthy lifestyle. Mr. Mosley, Jr. asked to talk to us first before offering properties to individuals or entities that are interested in parcels in the downtown East St. Louis area, like the Walgreens building. Mr. Greenwald said what are you asking for from us as a committee, to hold the properties until a partnership is formed. Mr. Mosley, Jr. said yes and we are looking for a letter of support on the Spivey

building from the committee. A motion was made by Mr. Moore and seconded by Ms. Gruberman to approve submitting a letter of support. Motion carried.

6. **ADJOURNMENT:**

A motion was made by Mr. Crawford and seconded by Mr. Greenwald to adjourn at 7:35 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee