

TRUSTEE COMMITTEE MEETING – February 18, 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
Harry Hollingsworth

Members Absent

Courtney Moore

Others Attending:

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

Mike Mitchell, Demolition Coordinator

1. **MINUTES:**

A motion was made by Mr. Crawford and seconded by Mr. Greenwald to approve the minutes from the January 21, 2026, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for January 2026 shows a Beginning Balance of \$256,362.03, Receipts of \$2,464.04, Total Disbursements of \$2,173.69, Allocated Pool Interest in the amount of \$490.02 with a Balance at Month End of \$257,142.40.
- b. **Payment Account Activity:** The Payment Account Activity Report for January 2026 shows a Beginning Balance of \$613,067.66 and a Balance at Month End of \$530,800.34.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for January 2026 shows the Amount of Penalty as \$6,164.05, the Amount of Tax as \$38,369.45, Year to Date Totals of the Amount of Penalty as \$6,164.05 and the Year-to-Date Amount of Tax as \$38,369.45. The Total Collected Year to Date is \$44,533.50.

The Mobile Home Monthly Redemption Report for January 2026 shows the Amount of Penalty as \$1,946.56, the Amount of Tax as \$3,915.31, Year to Date Totals of the Amount of Penalty as \$1,946.56 and the Year-to-Date Amount of Tax as \$3,915.31. The Total Collected Year to Date is \$5,861.87.
- d. **Monthly Resolution List:** During the month of February 2026 there were 176 resolutions presented to the Committee for consideration showing a Total Collected of \$360,268.48; total to County Clerk of \$15,668.94; total to Auctioneer of \$0.00, total to Recorder of Deeds \$16,797.50, total to Agent of \$113,005.21, Misc. Overpayment fee \$135.30, total to County Treasurer of \$214,661.53 and a total to County of \$247,127.97.
- e. **Update Report:**
Bettye Cunningham – Account #201302305- To pay \$1,300 by 1/30/26. Paid \$1,320 on 2/3/26.
Valana Dale – Account #201804232- To pay \$719 by 1/30/26. Paid \$720 on 2/2/26.
Hazel Jamerson – Account #201601360- To pay \$211 & \$377 by 1/30/26. Paid \$211 & \$377 on 2/2/26.
Stephen Olunloyo- Account #201602895- To pay \$1,500 by 1/30/26. Paid \$1,500 on 1/29/26.
Rosanda Suggs- Account #201900839- To pay \$4,500 by 1/30/26. Paid \$4,500 on 1/30/26.
Rosanda Suggs- Account #201900841- To pay \$500 by 1/30/26. Paid \$500 on 1/30/26.

- f. **Auction Report:** There were 133 items sold from the auction on January 30, 2026 for a total of \$303,609.16. There were no bad checks received.

A motion was made by Mr. Greenwald 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. Crawford to accept the down payments. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeyer presented a list of the accounts paid in full.
- c. **Billy Cook:** Mr. Cook requested an extension with time payments on account #202003064. The property is located at 102 Lazarcheff Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$12,799.67. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$2,557 and approve of a six (6) month extension with full County Board approval. Motion carried.
- d. **Felisha Watts:** Ms. Watts requested an extension with time payments on account #202101472. The property is located at 636 N. 33rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,890.06. A motion was made by Mr. Greenwald and seconded by Mr. Crawford to accept a down payment of \$1,572 and approve of a six (6) month extension. Motion carried.
- e. **Michael Suggs:** Mr. Suggs requested a reinstatement with time payments on account #201902860. The property is located at 2845 Camp Jackson Road in Cahokia Heights. The account is delinquent in taxes in the amount of \$16,671.42. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$4,000 and approve of a six (6) month extension with full County Board approval. Motion carried.
- f. **Frank Williams by Carolyn Williams:** Mr. Williams requested a reinstatement with time payments on account #202001952. The property is located at 329 Johnson Lane in Cahokia Heights. The account is delinquent in taxes in the amount of \$2,338.39. A motion was made by Mr. Crawford and seconded by Ms. Gruberman to accept a down payment of \$440 and approve of a six (6) month extension. Motion carried.
- g. **Charlesty Doby:** Ms. Doby requested a reinstatement with time payments on account #202001867. The property is located at 7025 Shipley Lane in East St. Louis. The account is delinquent in taxes in the amount of \$7,601.85. No action taken.

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

- (1) **Sharie Elliott:** Requested a reinstatement with time payments on account #201800707.
(2) **Isaiah Lawrence:** Requested an extension with time payments on account #202100231.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell said Lawn-Mex removed the tree located at 616 N. 72nd Street in East St. Louis. Mr. Mitchell said they submitted an invoice for 742 N. 38th Street in East St. Louis, but the tree has only been trimmed and not completely removed. Mr. Mitchell said he told Lawn-Mex that we wouldn't pay the invoice until the job is finished. Mr. Mitchell said Hank's is done with the 24 properties besides grading a few properties, but they were waiting for the weather to complete. Mr. Strohmeyer asked Mr. Mitchell if 742 N. 38th Street should go to auction or demolition list. Mr. Mitchell said there were holes in the roof from the tree and the porch collapsed into the basement and suggested it be placed on the demolition list. Mr. Mitchell said Washington Park will have a bid opening on March 25, and

they will add 3300 Camp Jackson Road to the list. Mr. Mitchell said there are 40 properties on the list so it could take two to three months to complete.

Mr. Mitchell presented an invoice for Lawn-Mex in the amount of \$2,200 and an invoice for Hank's Excavating in the amount of \$71,250. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to approve the invoices submitted for payment. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said several inquiries have come in about the old Regions Bank building. Mr. Strohmeyer said we talked about getting an appraisal on it as well as other sites like the hospital site. Mr. Strohmeyer said they had difficulty in getting someone to do an appraisal. Mr. Strohmeyer said one organization shared an appraisal and it was low but also showed that it might not be necessary. Mr. Strohmeyer said do we put it in an auction or sell it through a realtor. Mr. Strohmeyer said we can do more advertising with signs that show it is for sale if it goes through the auction. Mr. Strohmeyer said we don't have to give an award if we feel the bid doesn't meet our requirements. The committee decided to place it the auction. Mr. Strohmeyer said he will look at school lots to include as well. There was a request for three properties to be pulled from the auction. Mr. Strohmeyer removed three resolutions from the list.

Ms. Fleming said she came to get an update on the property located at 502 S. 22nd Street in East St. Louis that used to be VFW. Ms. Fleming is trying to keep it alive. Mr. Strohmeyer said this is the property that a rogue deed was that was filed and signed by someone who is deceased. Mr. Strohmeyer said there were delinquent taxes, but someone paid them to the County Clerk's Office in May 2025. Mr. Strohmeyer said they turned it over to the State's Attorney's Office and would have Neal follow up on it. Mr. Strohmeyer said he will follow up with her.

Ms. Latisha Holloway said she was following up from last meeting. Mr. Strohmeyer said that Mike is working ideas such as wrapping to prevent bricks from falling. Ms. Holloway said she spoke with Mr. Betts and he said he would like the building down. Mr. Strohmeyer said we need to decide with the city who is going to pay for the demolition. Mr. Strohmeyer said he will talk with Mr. Betts about this. Ms. Holloway said she has plans for hospitality training and works with a contractor who teaches construction training as well. Ms. Holloway said she is interested in 919 Martin Luther King Drive but wants to look at it. Mr. Greenwald said we don't give tours of the buildings. Mr. Strohmeyer said this property has been on the hold for demolition list since 2024. Mr. Strohmeyer said we can put it in the July auction. Mr. Greenwald said do we have to put it in the auction. Mr. Strohmeyer said we can either put it in the auction on the demolition list. Chairman Mosley said if we put it in the auction then it is off our hands and back on the tax rolls. Mr. Strohmeyer said he will have Mike see if it salvageable.

6. **ADJOURNMENT:**

A motion was made by Ms. Gruberman and seconded by Mr. Bittle to adjourn at 7:30 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee