

TRUSTEE COMMITTEE MEETING – June 24, 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
Scott Greenwald
Sue Gruberman

Members Absent

Marty Crawford, Excused
Harry Hollingsworth
Courtney Moore

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 May 20, 2026, Trustee Committee Meeting. Motion carried.

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

- a. **Revolving Account Activity:** The Revolving Account Activity Report for May 2026 shows a Beginning Balance of \$244,916.73 Receipts of \$10,256.30, Total Disbursements of \$14,974.98, Allocated Pool Interest in the amount of \$468.22 with a Balance at Month End of \$240,666.27.
- b. **Payment Account Activity:** The Payment Account Activity Report for May 2026 shows a Beginning Balance of \$456,782.77 and a Balance at Month End of \$394,497.70.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for May 2026 shows the Amount of Penalty as \$42,016.11, the Amount of Tax as \$173,816.93, Year to Date Totals of the Amount of Penalty as \$149,834.43 and the Year-to-Date Amount of Tax as \$713,422.31. The Total Collected Year to Date is \$863,256.74.

The Mobile Home Monthly Redemption Report for May 2026 shows the Amount of Penalty as \$4,051.29, the Amount of Tax as \$8,165.15, Year to Date Totals of the Amount of Penalty as \$20,532.52 and the Year-to-Date Amount of Tax as \$47,398.06. The Total Collected Year to Date is \$67,930.58.
- d. **Monthly Resolution List:** During the month of June 2026 there were 45 resolutions presented to the Committee for consideration showing a Total Collected of \$119,729.10; total to County Clerk of \$2,815.57; total to Auctioneer of \$0.00, total to Recorder of Deeds \$1,306.25, total to Agent of \$29,658.66, Misc. Overpayment fee \$1,325.25, total to County Treasurer of \$84,623.37 and a total to County of \$88,745.19.
- 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. 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. **Ken Warr by Millicent Warr:** Mr. Warr requested a reinstatement with time payments on account #201701595. The property is located at 3101 Virginia Place in East St. Louis. The account is delinquent in taxes in the amount of \$5,553.20. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$505 and approve of a six (6) month extension. Motion carried.
Mr. Warr requested a reinstatement 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 \$749.38. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept payment in full of \$749.38. 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 \$1,298.37. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept payment in full of \$1,298.37. 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 \$4,146.52. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$505 and approve of a six (6) month extension. 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 \$7,817.33. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$505.25 and approve of a six (6) month extension. Motion carried.
- d. **Jeremiah Tilmon:** Mr. Tilmon requested a reinstatement 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 \$5,867.99. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,160 and to pull property from the auction. No extension given. Motion carried.
- e. **Issac Lewis by Jordja Holman:** Mr. Lewis requested a reinstatement with time payments on account #202001848. The property is located at 209 N. 69th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,939.01. A motion was made by Mr. Bittle and seconded by Ms. Gruberman to accept a down payment of \$1,177 and approve of a six (6) month extension with full County Board approval. Motion carried.
- f. **Marilyn Cowsen:** Ms. Cowsen requested an extension with time payments on account #202101210. The property is located at 413 Alexander Place in East St. Louis. The account is delinquent in taxes in the amount of \$5,708.12. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,200 and approve of a six (6) month extension. Motion carried.
- g. **Tamiqua Scott:** Ms. Scott requested a reinstatement with time payments on account #202100584. The property is located at 1615 N. 49th Street in Washington Park. The account is delinquent in taxes in the amount of \$7,189.16. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$1,500 and approve of a six (6) month extension. Motion carried.
- h. **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 \$4,345.00. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$1,000 and approve of a six (6) month extension with full County Board approval. Motion carried.

- i. **C&T Properties, LLC:** C&T Properties, LLC requested a reconveyance on account #202201916. The property is located at 701 N. 69th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,491.35. No action taken and can open a payment account.
- j. **Ilesha Woods:** Ms. Woods requested a reinstatement with time payments on account #202102076. The property is located at 424 S. 39th Street in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,516.61. A motion was made by Mr. Greenwald and seconded by Ms. Gruberman to accept a down payment of \$687 and approve of a six (6) month extension. Motion carried.
- k. **Ryan Blackwell:** Mr. Blackwell requested a reinstatement with time payments on account #201601767. The property is located at 625 N. 74th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,862.87. The property is in the auction. A motion was made by Mr. Greenwald and seconded by Mr. Bittle to accept a down payment of \$1,800 and approve of a six (6) month extension with full County Board approval. Motion carried.

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

- (1) **Aqils Props Inc:** Requested a reinstatement with time payments on account #202000416. The property is in the auction.
- (2) **Dallas Hawkins:** Requested a reinstatement with time payments on account #202000721. The property is in the auction.
Requested a reinstatement with time payments on account #202000722. The property is in the auction.

4. **DEMOLITION PROGRAM:**

Mr. Mitchell presented an invoice for Hank's Excavating and Landscaping, Inc. for work on 26-01-WP in the amount of \$210,997.80. Mr. Mitchell presented an invoice for MS Mitch Consulting for services for 26-01-WP in the amount of \$13,000.00. A motion was made by Ms. Gruberman and seconded by Mr. Greenwald to approve paying the two invoices submitted. Motion carried.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said that legislators passed HB4537 and it is just waiting on the Governor to sign. A discussion was held on what changes would go into effect once signed. One major point is if something sells for more than what the delinquent taxes are then the taxing bodies would be made whole and the remaining amount would be issued to the prior owner. Another point is that everything has to go to an auction which would prevent municipalities and non-profit organizations from being to ask for properties before going to an auction. The last point is once a deed is recorded by the Trustee's Office it has to go to an auction within 120 days. Mr. Strohmeyer said it would limit the committee to be able to give more time to pay on the accounts.

6. **ADJOURNMENT:**

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

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee