



Union County Land Reutilization Corporation April 3, 2025

Attendance:

Directors Present: Andrew Smarra, President; Shelley Beeney; Terry Emery; Dave Lawrence; Tom McCarthy.

Guests Present: Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Bill Narducci, Union County; Brad Lutz, City of Marysville; Kathy Young; Thayne Gray, Union County Prosecutor's Office; Greg Gerten, Allen Township; Mike Thiergartner; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:30 a.m.

Minutes:

- Terry Emery moved a motion to approve the March 6, 2025, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The beginning balance was \$853,778.21. Two checks were cashed for a total of \$2,834.75. A deposit of \$112.25 for interest earned and a deposit of \$130,455.10 for reimbursement of the Brownfield project (Swifty) were received. The ending balance was \$981,510.81.
 - Terry Emery moved a motion to accept the report, and David Lawrence seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - No update was provided.
- 301 North Main Street/Minute Lube
 - Terry Emery stated the City would like to have this property appraised and they would be interested in purchasing it. He feels this would be a cleaner resolution.
 - It was questioned if the City would be the appropriate person to appraise it or if it would be better to have an outside person appraise it.
 - Shelley Beeney advised that it would be important to find someone with knowledge of the value of the property.
 - Kathy Young stated she believes it should be someone independent.
 - Shelley Beeney stated she would reach out to get a recommendation.
 - Kathy Young stated she believes it needs to be independent.
 - Tom McCarthy asked if this property was identified as a potential rail site.
 - Terry Emery stated that in the short term, he wouldn't be opposed to it being a parking lot.
 - Tom McCarthy stated he believes the Land Bank should take Brownfield sites and turn them into something better.
 - Terry Emery stated this site is the number one site, though they have a backup site identified.
 - Discussions happened regarding the potential rail and other communities that are preparing for it and the importance that Union County does as well, so they're not left behind.
 - Tom McCarthy asked why the Land Bank would ask Marysville to pay for this property.
 - Brad Lutz stated it's just another part of cooperation. They would be helping the Land Bank.
 - Zach Andrews stated this property would help the businesses in uptown if it was a parking lot.

- Tom McCarthy asked Shelley Beeney to find someone to appraise it.
- Tom McCarthy moved a motion to authorize \$2500 for an appraiser, and Dave Lawrence seconded. All in favor.

- 31422 St Rt 31, Richwood
 - The Board will view this property to determine what action is needed.

- N Maple St, Marysville
 - Andrew Smarra provided an explanation of this property. Discussion happened regarding it. This property has little value. It will be offered to the nearby business.

- 21910 Raymond Rd, Raymond
 - Andrew Smarra provided an update on this property. It has utilities, but he's unsure if it's sellable. There is potential to tap into the packing plant.

- 12947 St Rt 739/Lambert Property
 - No update was provided.

- May St (2 parcels)
 - No update was provided.

- Rose St, Marysville
 - No update was provided.

- 41 Rose St, Marysville
 - No update was provided.

Property Watch

- 205 East Blagrove
 - Thayne Gray reported two additional parties have been identified. They are working on the next steps.

- 507 W 9th Street
 - No update on this property.

- 517 E 5th St
 - This property is listed for sale and expected to close this week.

- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000
 - These properties will be removed from the list.

Building Demolition and Site Revitalization Program

- Status
 - Heather Martin stated that bids for the four properties have been out to bid. The legal ad ran two times, and the bid packet is available on the Land Bank's website. There have been four contractors who reached out regarding the RFQ.
 - Andrew Smarra provided further information.
 - Heather Martin shared that the current draft State Budget has money allocated for demolition and brownfield projects again. She asked about soliciting projects from jurisdictions in Union County, and the Board agreed that she should move forward with it.



Brownfield Remediation Program

- Status
 - No update was provided.

Land Bank Grant Program

- No update was provided.

New Business

- Andrew Smarra stated that Dave Phillips wants to get more aggressive with delinquencies. And it's working. Andrew will provide a list of the next top 25 delinquent properties. Andrew provided information on legislation to remove property taxes, and a discussion happened among the Board.
- Mike Thiergartner attended the meeting and requested the Land Bank's help to demolish the property at 11688 State Route 4. Mike provided all the required documentation to be included in the Demolition program. The Board determined this property should be added to the list for the potential grant. An asbestos survey is needed for this property, which Heather Martin will arrange.
 - Terry Emery moved a motion to add this property to the demolition list and to obtain an asbestos survey, and David Lawrence seconded. All in favor.
- Discussion happened around a demolition project that Shelley Beeney had been talking to the owner about. The owner has decided to try to sell it instead.

Adjourn:

A motion was made by David Lawrence and seconded by Terry Emery to adjourn the meeting at 9:07 a.m. All in favor.