



Union County Land Reutilization Corporation March 7, 2024

Attendance:

Directors Present: Andrew Smarra, President; Terry Emery; David Lawrence; Shelley Beeney and Bill Narducci for Dave Burke.

Guests Present: Brad Lutz, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Letitia Rayl, Union County Commissioners; Zach Andrews, City of Marysville; Tim Aslander, City of Marysville; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:35 a.m.

Minutes:

- Terry Emery moved a motion to approve the February 1, 2024, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance is \$724,963.39. There is one check to CT Consultants that is outstanding.
 - 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
 - Andrew reported that CT Consultants collected a barrel of wastewater for study and the results were beyond allowable. There is a remediation plan in place with a cost of \$46,675. This cost comes within the budget for cleanup. They will need to remove the soil. Right now, the delay is finding a dump site because they get scheduled in advance.
 - Zach asked about the location of the testing and Andrew responded it was near Lambert's.
 - Zach asked if right-of-way is needed and Andrew said no, he doesn't think any roads will be torn up.
 - Terry Emery moved a motion to approve the contract and David Lawrence seconded. All in favor.
 - Terry asked if the project involves the street, if the Land Bank would help restore it and Andrew responded yes.
 - Andrew reported the remediation will begin on the 24th.
- 301 North Main Street/Minute Lube
 - Andrew is working with a company that may come in under \$50,000.
 - Letitia shared that the new threshold is \$75,000 for competitive bids.
 - Andrew stated he'll have Thayne review contracts.
 - Terry Emery moved a motion to move forward with the removal and David Lawrence seconded. All in favor.
 - Zach provided information on the review process to ensure this is not a historical structure.
 - Thayne asked if Andrew had spoken with the Judge regarding this property and Andrew reported he hasn't.
 - Tim stated that if the building was unsound, it could allow a bypass of the review.
 - Andrew stated it had asbestos but whatever can be done to expedite the process.
 - Zach said an imminent threat would be needed to bypass. There's a process for the review.
 - Andrew asked Zach to send him the process.
 - Tim stated he'd speak with Andrew and Zach about the process at a later time.
 - Andrew reported someone wanted to buy the lights for \$50 each, so he was meeting with them later in the day.



- 21910 Raymond Road/Nash Property
 - Andrew reported this site was cleaned. The Health Department called because a permit wasn't issued to abate the septic. Andrew asked that this property be removed from future agendas.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Thayne reported that the foreclosure was filed. Andrew reported that Thayne tried to work with the owner.
- 205 East Blagrove
 - Shelley reported that the property is boarded up.
 - Thayne stated he sent a message to get it added to the list.
 - Shelley stated she was unsure if the owner was still alive.

Building Demolition and Site Revitalization Program

- Status
 - The application was filed in December. Currently, we're waiting for approval from the State.

Brownfield Remediation Program

- Status
 - The application was filed in December. Currently, we're waiting for approval from the State.
 - Discussion happened regarding two potential additional properties for this grant. The deadline for application submission is April 1. Heather will send a list to Zach of the documentation required.

Adjourn:

A motion was made by David Lawrence and seconded by Terry Emery to adjourn the meeting at 8:57 a.m. All in favor.