



Union County Land Reutilization Corporation June 4, 2026

Board Members Present: Andrew Smarra, Cody Adams, Terry Emery, David Lawrence, and Tom McCarthy.

Guests Present: Janell Alexander, Union County; Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Bill Narducci, Union County; Kathy Young; 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 May 7, 2026, meeting minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report.
 - Terry Emery moved a motion to accept the report, and David Lawrence seconded. All in favor.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated the service had to be republished because the Marysville Journal Tribune only ran it for five weeks instead of six. As soon as that's done, it can move on.
- 421 W 6th St
 - Andrew Smarra stated he's reached out to Jim Jordan's person to find a contact for the IRS. He's still waiting on a callback. Thayne Gray stated that if the Land Bank purchased the property, the process would be triggered. He stated the Land Bank doesn't have to pay the market price. Andrew stated he wants to get the IRS back off. Thayne stated that there are processes for requesting a lien release.

Brownfield Remediation Program

- Heather Martin reported that Connect Realty stated they were completed with the grant portion of the project. She is waiting on documentation from Connect so the reimbursement can be completed.
- Heather Martin also reported that the Old Goodwill building had been submitted as a Brownfield project.

Land Bank Grant Program

- Kathy Young updated the Marysville policy, and Cody Adams explained the changes. Cody stated they've added a three-year lien to the process.
- Zach Andrews stated it should be homeowner-occupied but may want to add language regarding property in a trust.
- Tom McCarthy asked who was going to administer the grant program. He stated Bridges is a pro, and Terry Emery agreed. Terry stated they are a well-run organization.
- Tom McCarthy stated his concern with the Foundation is they won't know the other grants available to leverage the money.

- Andrew Smarra stated Habitat is also an option.
- Cody Adams stated he also added language for uptown property owners for occupied buildings.
- Tom McCarthy stated his concern is that some buildings are in such disrepair that it isn't fixing the issues.
- Zach Andrews stated that Marysville has updated to include safety repairs.
- Tom McCarthy stated you're putting lipstick on a pig. I'd rather improve a house.
- Andrew Smarra said that this was started with seniors. I think there's a segment of the community that can't afford the repairs needed.
- Cody Adams stated he'd reach out to Bridges and Senior Services and then come back to this.
- Kathy Young asked if they did a match, and Terry Emery explained how it was handled.
- Tom McCarthy said if you're trying to get back to a budget, they already cover the finances. Let's approach them.
- Kathy Young stated she put it in the policy that if money is leftover, others could qualify.
- Andrew Smarra stated there's a population of seniors that can't keep up with what's going on.
- Kathy Young stated there's a priority list of items.
- Thayne Gray asked about the approved vendor list that's mentioned in the policy. How do you determine that?
- Cody Adams stated that if we go to Bridges, we don't have to. He would like it to require using local people.
- Thayne Gray stated that requiring a license is ok, but an approved list.
- Further discussion happened regarding an approved list and licensure.
- Andrew Smarra stated that if Bridges is used, they would handle the contractor, and the Land Bank would just be the funding source.
- Tom McCarthy stated that it would take care of the concerns.
- Thayne Gray asked if this would make it a block group to Bridges.
- Andrew Smarra stated yes, but the Land Bank would review the applications.
- Terry Emery stated that all that needs to happen is to give Bridges the criteria, and they will use that to award the funding.
- Thayne Gray asked what the stipulations were, and the Board discussed the stipulations.
- Cody Adams asked if they could come back to the discussion after a discussion with Bridges, and Thayne Gray stated yes.
- Kathy Young and Cody Adams will meet with Bridges.
- Terry Emery suggested including Tom McCarthy since he's a Board member.
- Tom McCarthy stated he would reach out to Bridges.

Property Owned by Land Bank

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - No update provided.
- 0 N Maple St, Marysville
 - No update provided.
- 21910 Raymond Rd, Raymond
 - No update provided.
- 0 Fish Rd, Elk of the Wood Property
 - No update provided.
- 31422 St Rt 31, Richwood

- Cody Adams stated he and Shelley Beeney have been working with the Health Department. This property is not large enough to have utilities.
- Andrew Smarra stated the neighbors use the drive.
- Cody Adams stated they're not easy to talk to; look up a photo.
- Andrew Smarra stated the lot is bigger than it appears. We can have a sheriff's deputy show up. If you want a deputy to go out, we can.
- 18836 Main St, Raymond
 - Cody Adams stated the neighbors are interested in this property depending on the price.
 - Tom McCarthy stated the Township stated they'd like it as a potential spot for the future. They'd like to get it cleared, but they don't want the cost. They'd like the Land Bank to clean it up.
 - Cody Adams stated the neighbors also want it cleaned up and would like to keep the garage.
 - Tom McCarthy stated he thinks the Land Bank should default to the Township. Let's give the information to the Township.
 - Cody Adams stated he just needs a price to tell the neighbors.
 - Tom McCarthy advised starting with the Township; Beth is available.
 - Kathy Young shared information on a property she owns on 31 that was able to have utilities installed.

Property Watch

- 47 S Mill St, Milford Center
 - Andrew Smarra stated it's not foreclosable and the Health Department can't help.
 - Thayne Gray stated the Health Department was going to secure the building.
 - Andrew Smarra stated he did reach out to the owner but didn't get a response.
 - Tom McCarthy stated it's up to the village to take action.
 - Andrew Smarra stated it's on our list, but the Land Bank and County have no jurisdiction.
 - It was requested that Heather Martin send a letter to the owner of this property about demolition and deed in lieu.
 - Andrew Smarra asked that this property be removed from the agenda.

New Business

- Tom McCarthy asked about the old Marysville Steel building, and discussion happened.
- Andrew Smarra thanked David Lawrence for his time on the Board. He said Dave's been a great resource and member. Thank you for all your work.

Building Demolition and Site Revitalization Program

- No discussion was held

Adjourn:

A motion was made by Cody Adams and seconded by David Lawrence to adjourn the meeting at 9:09 am. All in favor.