



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation January 8, 2026

Attendance:

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

Guests Present: Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Tim Aslaner, City of Marysville; Casey Tuck, Village of Magnetic Springs; Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 9:00 a.m.

Minutes:

- David Lawrence moved a motion to approve the December 18, 2025, special meeting minutes as presented, and Terry Emery 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.

New Business

- Goodwill Building
 - Tim Aslaner stated they're waiting for the sheriff sale. Thayne Gray stated he'd check to see if it is scheduled. Terry Emery and Tim Aslaner stated the City would like to see it demolished and stated it probably has asbestos.
 - Zach Andrews stated they could get permission to have an assessment done so they could get ahead of it and try to get a grant for it.
 - Heather Martin stated the Brownfield grant application deadline was December 5, 2025. There will be a new competitive round, which is likely to have the same timeframe.
 - Tim Aslaner asked about the sheriff sale timeline. Brad Lutz stated it wasn't listed on the January 14, 2026, sale date. Thayne Gray stated that most sales are online, and they only do the delinquent tax live. He filed the order of sale on November 5, 2025. He'll check the sale date.
- Andrew Smarra stated there is one or two upcoming tax foreclosure sales. He stated that there have been more bank foreclosures.
- Brad Lutz stated E 6th Street is on the sale list for January 14.
- Zach Andrews asked about a tax foreclosure on W. Maple. Andrew Smarra stated this property was discussed in detail at last month's meeting. Zach stated that some buses have been converted into campers. Andrew Smarra stated that if the Land Bank took it, there would be evictions or the Land Bank would become a landlord. Thayne Gray stated there could be orders to get out, but there are impediments. Andrew Smarra stated we have to think about it.

Land Bank Owned Property

- N Maple St, Marysville
 - Andrew Smarra stated Tony Eufinger hasn't followed through.



Union County Land Reutilization Corporation

Property Watch

- 205 East Blagrove
 - Thayne Gray stated it's in publication.
- May St (2 parcels), Rose St, 41 Rose St, Magnetic Springs
 - Casey Tuck, the Fiscal Officer from Magnetic Springs, thanked the Land Bank for working with them on these parcels. They request the parcels to be given to the Village and would appreciate any financial assistance the Land Bank could provide to transform these parcels. Casey provided a presentation documenting the plan to transform these parcels and neighboring ones. The proposal from the Village can be found at the end of the minutes.
 - Andrew Smarra informed the Board that the parcels were acquired with the intention of giving them back to the Village.
 - Terry Emery moved a motion to give the parcels to the Village and to provide a grant of \$20,000, and requested that the Land Bank Board be invited to the opening/reveal of the project, and David Lawrence seconded. All in favor.
 - Thayne Gray provided information on the cost of the recording fee to transfer the properties. He stated he will prepare the paperwork for the transfer.
- 301 North Main Street/Minute Lube
 - Tim Aslaner stated the improvement is in the current budget and is effective. He will bring an agreement to the next meeting for approval.

New Business

- Zach Andrews brought up Land Bank properties in the city. He said they get complaints when they're not cleared of snow. Andrew Smara asked if the city could take care of it. Terry Emery stated they could take care of Main St. He stated if a property is going to become a city property, they can maintain it.

Land Bank Owned Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smara stated it's still being monitored. Once released from the EPA, there will not be a covenant. Thayne Gray stated it needed to be recorded.
- Elk of the Wood Property
 - No update
- 21910 Raymond Rd, Raymond
 - There was no update.
- 31422 St Rt 31, Richwood
 - There was no update.

Building Demolition and Site Revitalization Program

- Heather Martin stated there was no update. The State still hasn't approved the reimbursement request from August 2025, and a new one cannot be submitted until that one is completed. In December, the State requested information regarding 301 N Main that was shared in 2023. No further communication has been received once all documents were submitted.



Brownfield Remediation Program Bid Opening

- The contract has not been approved by Thayne Gray, so this hasn't proceeded. Andrew Smarra stated he received the grant extension from the State, but Heather Martin did not receive any information on it.

Land Bank Grant Program

- No update provided.

Adjourn:

A motion was made by Terry Emery and seconded by David Lawrence to adjourn the meeting. All in favor.



Village of Magnetic Springs Park Reclamation & Enhancement Proposal

Submitted to the Union County Land Bank

Prepared by: Chad Wilson, Mayor

Date: 12/30/2025

Executive Summary

The Village of Magnetic Springs respectfully requests that the Union County Land Bank return four previously donated, now free-and-clear parcels to the Village. Furthermore, we ask the Land Bank to financially support the transformation of these parcels into an inclusive, multi-generational community park that offers diverse amenities and recreational opportunities for Magnetic Springs residents and our regional neighbors.

We want to express our warm appreciation to the Land Bank for their creative partnership, the residents of Magnetic Springs for their engagement and volunteer spirit, and all stakeholders who share the vision of revitalizing these community assets for the public good.

Background

In 2024, the Village of Magnetic Springs donated four small parcels to the Union County Land Bank as a beneficial solution to resolve longstanding back tax burdens. With the properties now cleared of legal encumbrances, Magnetic Springs seeks to reclaim these parcels for the benefit of the entire community. Our goal is to transform them into a vibrant, functional park that reflects both contemporary recreation needs and strong local stewardship.

Proposed Enhancements & Community Benefits

1. ADA-Accessible Circulation and Outdoor Dining Area Estimate \$5,060

- **West Side Path:** Install a new ADA-compliant concrete walkway connecting the front parking and handicapped spaces around the west side of the community center to the expanded park area.
- **Landscaping:** Add a volunteer-maintained garden along this walkway for beautification and community pride.
- **Picnic Area:** Place three ADA-compliant picnic tables (constructed with recycled materials, if available) and a charcoal grill west of the path to serve community center rentals and general visitors.

2. Additional ADA Connectivity Estimate \$960

- **East Side Path:** Install a new ADA-compliant concrete path along the east side of the community center, mirroring the west path, to ensure access to the new south-side park features from multiple approaches.

3. Secure Bicycle Parking Estimate \$650

- Install a volunteer-installed bike rack on the east side of the community center, accommodating up to ten bicycles and promoting safe, orderly bicycle storage.

4. Multi-Purpose Gravel Pad (70' x 90') Estimate \$4,250

- **Location:** Directly south of the community center, edged for safety and appearance.
- **Uses:**
 - *Spring:* Planting/gardening classes and food truck events
 - *Summer:* Friday night movie nights (powered from the community center)
 - *Fall:* Portable bonfire gatherings
 - *Winter:* Flooded for an ice-skating rink
- Reduces mowing and creates a flexible all-season gathering space.

5. Comfortable, Accessible Seating Estimate \$2,400

- Six permanent recycled-composite benches (including ADA-accessible models with backs) will be volunteer-installed on the gravel pad for use during events and daily park use.

6. Individual Raised Bed Gardens Estimate \$4,800

- Sixteen (16) wooden, lined raised beds (two at ADA height) available for annual resident rental (~\$10), promoting community gardening, health, and social connection.
- Water access provided via the community center.

7. Community Composting Area Estimate \$300

- DIY-built compost bins sized to demand, maintained by resident gardeners, with educational signage and periodic composting workshops to increase engagement and sustainability.

8. Arborvitae Screening for Noise and Privacy Estimate \$1,000

- Sixteen (16) drought-tolerant arborvitae, planted by volunteers at the southern end of the park, will reduce neighboring noise and improve aesthetics.

Total Estimated Cost: \$19,420

Community & Partner Involvement

This proposal builds on the strong passion and volunteerism of Magnetic Springs residents, who will participate directly in landscaping, assembly, gardening programs, and ongoing beautification. Future programming will include classes, garden workshops, family movie nights, and events designed to serve all ages and backgrounds. Community involvement enhances stewardship and ensures that the park becomes a vibrant focal point for civic pride and wellness. This project has the potential to transform the north end of the Village completely.

Leesburg Township has contributed to this vision by agreeing to transfer eight small parcels of land within this area to the Village for \$1.

We recognize the Union County Land Bank's forward-thinking vision in facilitating this process and thank you for allowing the Village and its residents to reclaim and renew these parcels. Your partnership will have a lasting impact on advancing health, sustainability, and community togetherness for years to come.

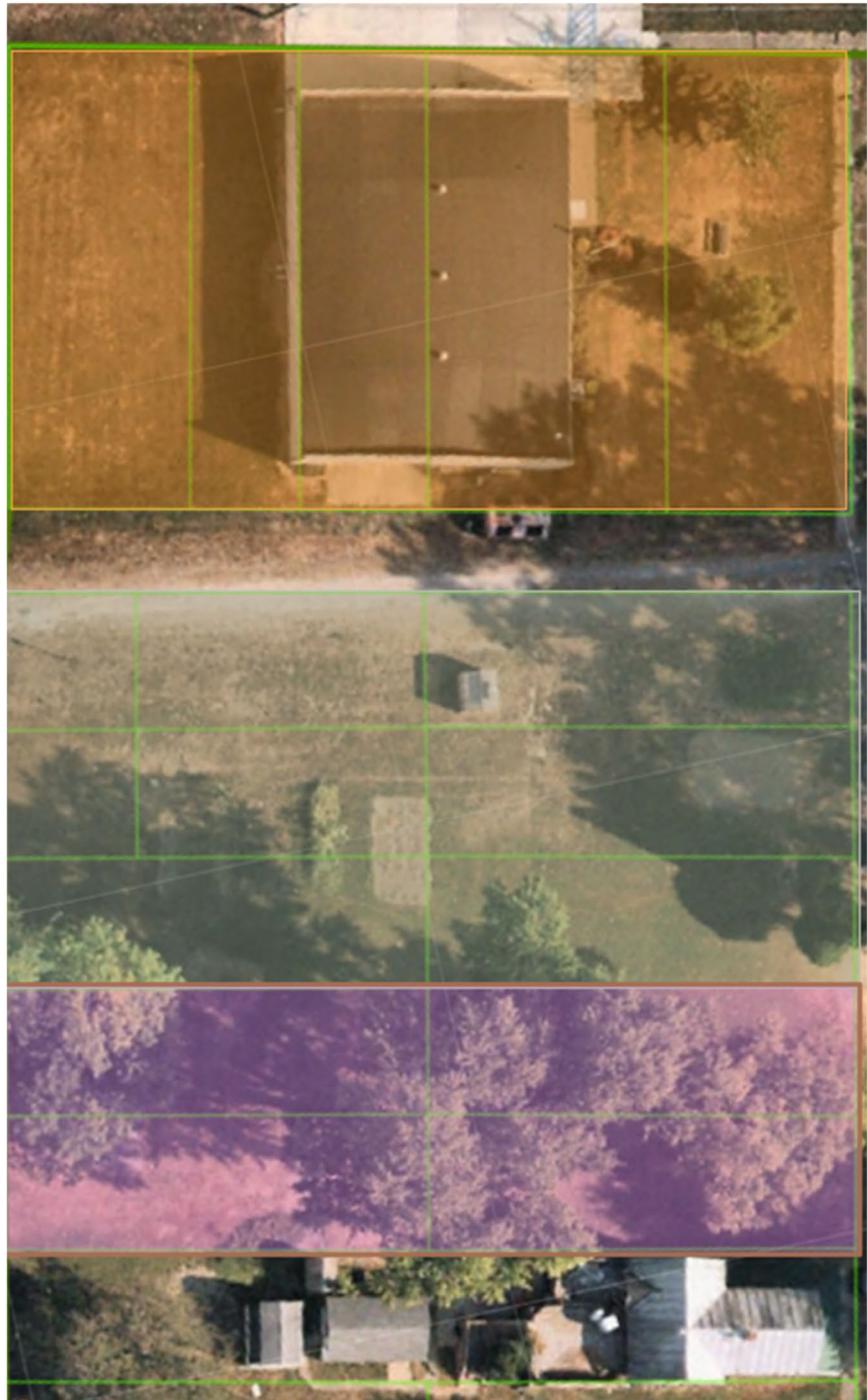
Contact:

Chad Wilson, Mayor
Village of Magnetic Springs
614.806.6025
MagneticSpringsOH@gmail.com

Thank you for your consideration and your ongoing service to Union County communities.



Figure A – overhead view of the proposed property south of the existing Community Center



VILLAGE OF MAGNETIC SPRINGS

LEESBURG TOWNSHIP

UNION COUNTY LAND BANK

Figure B – Current parcel ownership (17 parcels)

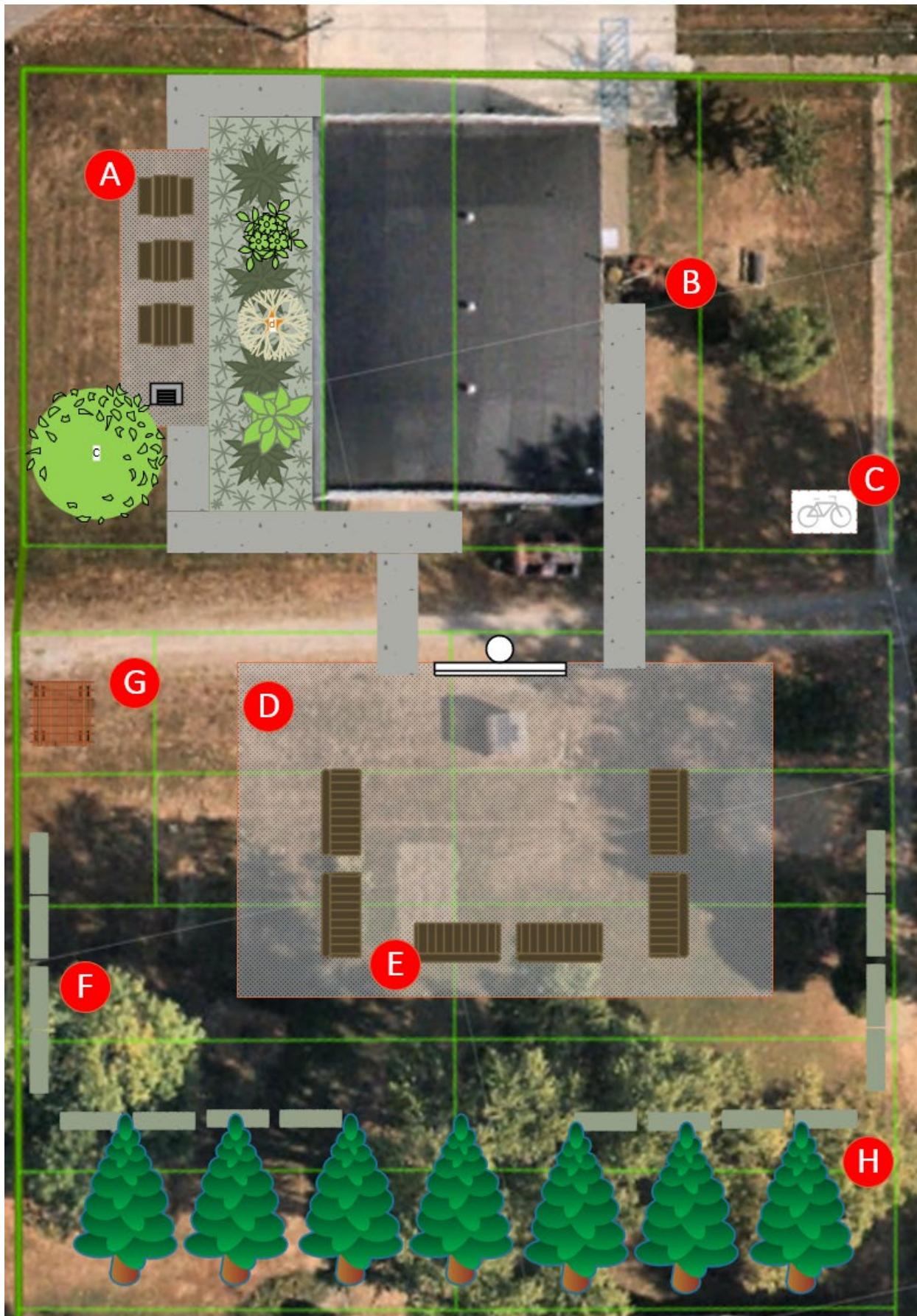


Figure C – Proposed park amenities

METAL PICNIC TABLES

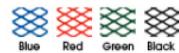


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- Thermoplastic coating withstands heat, cold and all weather elements. Rust free.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9 gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.
- ADA Picnic Tables - Wheelchair access. Round and square tables have one less bench. Rectangle table has shorter benches.
- Mounting hardware included.
- [Umbrella and Bases available.](#)

METAL PICNIC TABLES - IN STOCK SHIPS TODAY



MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-10829	46" Square	80 x 80 x 31"	185	\$1,070	\$1,045	Specify Color
H-10001	46" Round	81 x 81 x 31"	175	1,075	1,050	Specify Color
H-10002	6' Rectangle	72 x 61 x 31"	145	1,050	1,025	Specify Color
H-10003	8' Rectangle	96 x 61 x 31"	170	1,095	1,070	Specify Color

SHIPS SAME DAY FROM ULINE UNASSEMBLED VIA MOTOR FREIGHT

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- Rust-resistant.
- Mounting hardware included.

GRID BIKE RACKS

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		ADD TO CART	Galvanized or Black
					1	3+		
H-2890	Single-Sided	48 x 31 x 31"	4	48	\$350	\$330	Specify Color	
■ H-2891		110 x 31 x 31"	9	78	550	520	Specify Color	
H-2540	Double-Sided	48 x 36 x 31"	8	61	395	375	Specify Color	
■ H-2541		110 x 36 x 31"	18	112	650	620	Specify Color	

SHIPS UNASSEMBLED

■ SHIPS VIA MOTOR FREIGHT

https://www.uline.com/BL_8780/Grid-Bike-Racks



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- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black powder-coated tubular steel legs.
- Comfortable 12" wide seat.
- Mounting hardware sold separately.

[Enlarge & Video](#)

METAL BENCHES



MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-3500	4' Bench with Back	48 x 12 x 31"	76	\$535	\$515	Specify Color
H-3501	4' Bench without Back	48 x 12 x 18"	41	405	390	Specify Color
H-2294	6' Bench with Back	72 x 12 x 31"	98	645	620	Specify Color
H-2295	6' Bench without Back	72 x 12 x 18"	52	460	445	Specify Color
H-3502	8' Bench with Back	96 x 12 x 31"	120	740	720	Specify Color
H-3503	8' Bench without Back	96 x 12 x 18"	63	515	495	Specify Color

DROP SHIPS IN 2 DAYS FROM NC UNASSEMBLED VIA MOTOR FREIGHT

MOUNTING HARDWARE FOR METAL BENCHES

MODEL NO.	DESCRIPTION	PRICE EACH	ADD TO CART
H-2301	Mounting Hardware	\$40	<input type="button" value="1"/> <input type="button" value="ADD"/>

DROP SHIPS IN 2 DAYS FROM NC

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Gravel Calculator

The following calculator helps estimate the amount of gravel needed to cover an area based on the density and desired depth of the gravel. It also estimates the cost of purchasing a given amount of gravel.

Result



The volume is **1,575 cubic feet**,

58.33 cubic yards, 44.6 cubic meters, or 44,599 liters.

The weight is approximately **165,185 lbs**,

82.59 short tons, 74,926 kg, or 74.93 metric tons.

The area is 6,300 square feet, 700 square yards, or 585.3 square meters.

Note: The calculation result is only an estimate. The actual result varies depending on many factors, such as the type of gravel, how loosely it is packed, the water content of the gravel, and more.

Area to Cover: Use total area Rectangle Circle

Length feet

Width feet

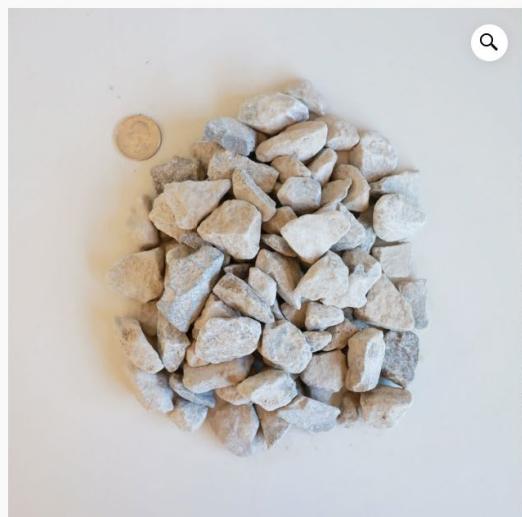
Depth of Gravel: inches

Gravel Density:

Price (optional): per cubic foot

Calculate **Clear**

Home > Stone > 57 Limestone



57 Limestone

\$52.00

57 Limestone ranges in diameter from $\frac{3}{4}$ of an inch to 1 inch. This gravel is often used for walkways or driveways, as it can be walked and driven on with ease.

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