



Union County Land Reutilization Corporation August 1, 2024

Attendance:

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

Guests Present: Savannah Allen, Union County-Marysville Economic Development; Thayne Gray, Union County Prosecutor's Office; Bill Narducci; Brad Lutz, City of Marysville; Shawn Carvin, OLBA via Zoom; Andy Shipley, Geotechnical Consultants, Inc 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 July 11, 2024, minutes as presented, and David Burke seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance is \$923,309.77.
 - David Burke moved a motion to accept the report and Terry Emery seconded. All in favor.

New Business

- Shawn Carvin, Ohio Land Bank Association Director (via Zoom)
 - Shawn introduced himself to attendees and provided information on his background and the Ohio Land Bank Association. Two important aspects of OLBA are advocacy and technical assistance. Shawn provided information on an upcoming Fall Land Bank Summit for small Land Banks. Shawn provided information on current advocacy issues. He spoke about the Welcome Home program and the changes OLBA would like to see made to the program. He spoke about the upcoming biennial budget and advocating for the Brownfield and Demolition programs. OLBA won't be asking for as much money in the budget as they have previously due to budget shortfalls.
 - Andrew Smarra asked Shawn if there had been information on the applications for the Brownfield or Demolition program. Shawn stated he'd spoken with ODOD yesterday and they're getting pressured about the programs. They keep just saying soon.
 - Andrew Smarra asked Shawn to provide more information on the WHO program and Shawn did, along with the potential changes.
 - Andrew Smarra asked if the Land Bank had to have the properties in the WHO program and Shawn stated that yes, the Land Bank had to own before the transfer. The project can't be for the previous owner and can't be occupied.
 - Savannah Allen asked Shawn about programs taken on by other Land Banks. Shawn provided information on the Deed-in-Escrow program renovation. He stated this was a successful program for small land banks. He provided information on programs the Trumbull Land Bank has utilized such as CDBG, Home, and CHIP. Other items are vacant Land, side lot programs, and working with developers to build. In Cuyahoga County, they have 55 staff members and a 40 million budget, so they can do more than a small land bank. He stated some Land Banks do a community garden or community-focused work.
 - Shawn stated if the Land Bank has a specific property issue, he'd be willing to sit down and talk it out with the Board.
 - Andrew Smarra thanked Shawn for his work. He stated he would look into SB246.

- Opera House
 - Shelley Beeney gave a history of the project and what the community would like to do. The Board discussed this project and renovation or demolition options. The Board stated they'd like to see the community decide what they'd like to do, renovate it or tear it down. The Board of Directors discussed helping the community with the demolition, if that's the direction they want to move in, and suggested the property would make a nice park.
 - Terry Emery stated that if they are definitive on how they want to proceed, the Land Bank could assist. If they decide what they want to do.
 - Andrew Smarra asked Shelley Beeney to speak with Richwood and share that the Land Bank is willing to help with demolition.
 - The Board of Directors agreed this was a worthwhile project that would help the community.

- An attendee at the meeting introduced himself, Andy Shipley, Geotechnical Consultants, Inc. Andrew Smarr had reached out to them regarding a property in Jerome Township, the Ranco property. Andrew Smarra provided further information regarding this property. The Village of Plain City is interested in this property, but it's not located in the Village. Andrew Smarra shared that he's now a certified Class A operator under the EPA. Andrew Smarra stated that for the Brownfield and Demolition programs, the Land Bank would administer the grant if Connect Ohio receives funding for their project.

- Marysville Steel
 - Terry Emery reported that Marysville Steel is going up for auction. The City is interested in purchasing the property and thought the Land Bank would be interested in partnering.
 - Andrew Smarr asked about the future use of the property.
 - Terry Emery stated it could be a potential trail or railway. It provides connectivity and gives the city options. Would clean up the area. The auction date is August 22.
 - David Burke asked who would acquire the property and Brad Lutz responded the City would and would partner with the Land Bank.
 - Andrew Smarra asked when the appraisal information would be received. Brad Lutz responded that Phase 1 is being completed.
 - Terry Emery asked if the Land Bank would be interested. Andrew Smarra stated he would be. That it's a good use.
 - David Burke asked about revenue each year and Andrew Smarra provided information.
 - Terry Emery stated he wants all jurisdictions in the county to look at properties in their communities and decide what they can control and clean up.
 - David Burke stated he wanted to make sure the Land Bank could do both projects, the Opera House and the Marysville project, plus the core activities of the Land Bank.
 - Further discussion happened regarding this project, with Terry Emery stating Council is interested in securing it. He stated Brad Lutz thought the Land Bank would want to participate.

- Andrew Smarra proposed having a small grant program based on income like the city has. He said there would be set parameters such as it has to be owner-occupied. He suggested trying it for a year and then evaluating it. This item will be on the September agenda for further discussion. He suggested putting a percentage of the property sales towards a grant program.



Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra stated new test wells are needed and further monitoring.
- 301 North Main Street/Minute Lube
 - Andrew Smarra reported this project should be completed by the end of August.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Thayne Gray reported if the current summons couldn't be delivered, the next step is to have a sheriff attempt delivery.
- 205 East Blagrove
 - Thayne Gray stated Melissa Chase has been working on it and he's uncertain of the status.
- 507 W 9th Street
 - There is no update.
- 517 E 5th St
 - There is no update.

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.

Other

Adjourn:

A motion was made by Terry Emery and seconded by David Lawrence to adjourn the meeting at 9:35 a.m. All in favor.