



Union County Land Reutilization Corporation January 9, 2025

Attendance:

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

Guests Present: Zach Andrews, City of Marysville; Brad Lutz, City of Marysville; Letitia Rayl, Union County; Kathy Young; Thayne Gray, Union County Prosecutor's Office; and Brad Bodenmiller, Logan-Union-Champaign Regional Planning Commission.

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

Financial Report

- Brad Lutz provided the financial report. The balance is \$870,600.63
 - Bill Narducci moved a motion to accept the report and David Lawrence seconded. All in favor.

Minutes:

- Bill Narducci moved a motion to approve December 5, 2024, minutes as presented, and David Lawrence seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - No update on this property.
- 301 North Main Street/Minute Lube
 - No update on this property.
- 31422 St Rt 31, Richwood
 - No update on this property.
- N Maple St, Marysville
 - No update on this property.
- 21910 Raymond Rd, Raymond
 - No update on this property.

Building Demolition and Site Revitalization Program

- Status
 - Andy Smarra reported several properties are to be demolished and need to be out for bid. Some need asbestos remediation.
 - Brad Bodenmiller reminded the group to send Heather Martin documentation for the program—especially for invoices needing reimbursement.

Brownfield Remediation Program

- Status
 - Andy Smarra noted this needs to be bid. The Land Bank will need to provide local funds for anything over \$1,000,000.

- Brad Bodenmiller reminded the group to send Heather Martin documentation for the brownfield remediation program—especially for invoices needing reimbursed.
- New Round
 - Bob Lamb has applied for this, and it was believed to be in the amount of \$400,000.

Property Watch

- 12947 St Rt 739/Lambert Property
 - This is not in the building demolition program.
- 205 East Blagrove
 - Melissa Chase with the Prosecutor's Office is trying to determine how to proceed with the notice publication.
- 507 W 9th Street
 - The owner is trying to get things sorted out with the land contract.
- 517 E 5th St
 - No update on this property.
- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000
 - The owner is looking to list this for sale.

New Business

- Discussion happened regarding a list of properties in Magnetic Springs.
 - Andy Smarra moved a motion to accept the properties from Magnetic Springs as deeds in lieu of taxes and Terry Emery seconded. All in favor.
- Discussion happened regarding a house at 150 Blaine Ave. in Richwood.
 - Shelley Beeney shared images of a house. She noted the house is full and the floor is falling-in. The owner moved next door but knows the house should be demolished.
 - Andy Smarra reminded the group properties cannot be substituted in the existing demolition grant program.
 - Discussion occurred the merits of establishing a policy or program for house demolitions, structured similar to the CHIP program.
 - Shelley Beeney moved a motion to approve demolition of the property at 150 Blaine Ave. with the condition to encumber both 150 and 154 Blaine Avenue with to recoup the funds in the event the property is demolished and then sold within 10 years.

Adjourn:

A motion was made by Terry Emery and seconded by Bill Narducci to adjourn the meeting at 9:22 a.m. All in favor.