



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation August 13, 2026

Board Members Present: Andrew Smarra, Cody Adams, Shaun Bailey, Tom McCarthy and Kimberly Sharp.

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; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:30 a.m. and welcomed Kim Sharp to the Board.

Minutes:

- Tom McCarthy moved a motion to approve the July 2, 2026, meeting minutes as presented, and Cody Adams seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report.
 - Cody Adams moved a motion to accept the report, and Tom McCarthy seconded. All in favor.

Building Demolition and Site Revitalization Program

- Heather Martin reported that the contractor has two properties remaining to be finished in the county.
- Heather Martin reported that a property in Irwin was submitted for the demolition program. She reached out to the State to see if the grant budget could be amended to add a new property, but the State is not allowing that at this time. She'll follow up with the State in a couple of months.

Brownfield Remediation Program

- 409 N Main St (2024 Grant)
 - Heather Martin reported that the grant extension has been signed, and the reimbursement request would be submitted again.
- 303 S Main St (2026 Grant)
 - Heather Martin reported that Jeremy Hoyt and Zach Andrews had reviewed the RFQ. She asked the Board about having a bid opening at the regular September meeting, and the Board agreed.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated that service has been completed. If the default motion hasn't been filed, it will be.
 - Andrew Smarra stated that the Land Bank had nothing to do with this property; it was put on the watch list due to contact from others. This property will go to a sheriff's sale.
- 421 W 6th St
 - Andrew Smarra reported that this property is in limbo. He spoke with the IRS, and they don't know who to contact. Thayne Gray suggested the Land Bank pay a

portion to trigger the 120 days. If the Feds take the property, they will reimburse for it.

- Thayne Gray stated there were a couple of different approaches, but it may not put you in a good place for it.
- Andrew Smarr stated no one at the IRS has a phone number for anyone.
- Zach Andrews asked if this property would be in the IRS auction.
- Thayne Gray stated no, they would have foreclosed on it.
- Andrew Smarra stated it's a frustrating situation and suggested digging into it more.

Property Owned by Land Bank

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra stated he needs to follow up on this.
- 21910 Raymond Rd, Raymond
 - Andrew Smarra stated they need to reach out to the adjoining property owner.
- 18836 Main St, Raymond
 - Andrew Smarra stated there are three different people interested: adjacent property owners, Taylor Township, and a business. Andy reached out to Taylor Township. Andy stated the neighbor wants the property with the building remaining, and the business also wants the building. Taylor Township wants the Land Bank to tear the building down. He stated the garage needs to be inspected. Andy stated that two of the options result in taxes being paid.
 - Tom McCarthy stated he understood getting it back on taxes, but it's minimus.
 - Andrew Smarra stated the land is probably worth more than the building.
 - Tom McCarthy stated that when a village, city, or jurisdiction expresses interest, and there's a legitimate interest, I don't know why we wouldn't transfer it. This is a small lot. We've given good lots away. I don't think it's a meaningful lot.
 - Shaun Bailey stated he supports the township. The value to the community is important.
 - Kimberly Sharp asked how far it was from the village, and Shaun Bailey stated in the middle.
 - Bill Narducci stated they've spoken to the Township about another property, and they have resources.
 - Tom McCarthy moved a motion to transfer the property to Taylor Township, and Shaun Bailey seconded. All in favor, with Cody Adams opposing.
 - Andrew Smarra said the Township requested demolition, and Kimberly Sharp asked about the demolition cost and if the budget has a line item for demolitions.
 - Andrew Smarra stated there's money in the budget for demolition.
 - Heather Martin will get a quote for an asbestos survey.
 - Cody Adams asked about asbestos, and Heather Martin will have an asbestos survey completed.
- 31422 St Rt 31, Richwood
 - Cody Adams reported that he and Shelley Beeney have visited it. It's a buildable lot, but it is a legal/non-conforming, grandfathered lot. Cody provided the zoning setbacks. There's an existing well and septic, but it will not be able to be replaced. He suggested splitting it and giving it or offering it to the neighbors on the east. The neighbors use the drive.
 - Andrew Smarra stated the drive is part of the lot that the Land Bank owns. They have a shared drive.
 - Cody Adams will talk to Shelley Beeney.

- o Fish Rd, Elk of the Wood Property
 - o No update provided.

Land Bank Grant Program

- Andrew Smarra explained the program to Kimberly Sharp, and Tom McCarthy explained Bridges CAC.
- Janell Alexander will send a copy of an agreement used for services.

Property Owned by Land Bank

- 31422 St Rt 31, Richwood
 - o Tom McCarthy – we’ve had abandoned items that we’ve split before. I think that’s the best offer. They need a driveway.
 - o Andrew Smarra stated we would need to collapse the well and septic. He’ll have to look at the records to see what’s been done and what’s required.
 - o Tom McCarthy moved a motion to discuss it with the property owners.
 - o Zach Andrews stated you have to get zoning permission to split the property.
 - o Thayne Gray stated it’s exempt because it’s being split to neighboring properties.
 - o Kathy Young stated they should go to the neighbors first.
 - o Kimberly Sharp seconded the motion above. All in favor.
 - o Heather Martin will draft a letter for the neighbors and send it to Andrew Smarra for approval.

New Business

- Reappointment of Cody Adams
 - o Andrew Smarra moved a motion to reappoint Cody Adams to the Board, and Tom McCarthy seconded. All in favor.
 - o Tom McCarthy thanked Cody for his service.
- Zach Andrews asked Thayne Gray about the Fiesta Grande building. Thayne stated they paid the taxes due. The motion for relief from judgment to vacate was filed, subject to the taxes due yesterday.
- Zach Andrews stated the property at 250 W 7th St. The house was supposed to be fixed but is now for sale. He has issued a do-not-transfer for the property. He’d like to have a conversation with the owner about doing a deed in lieu and confirmed with the Board that they still do that.
- Tim Aslaner introduced Kimberly Sharp to the Board. Kimberly introduced herself to the Board and shared her experience working with the Franklin County Land Bank.

Adjourn:

A motion was made by Shaun Bailey and seconded by Cody Adams to adjourn the meeting at 9:24 am. All in favor.