



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation October 1, 2026

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

Guests Present: Janell Alexander, Union County; 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.

Minutes:

- Tom McCarthy moved a motion to approve the August 13, 2026, meeting minutes as presented, and Cody Adams seconded. All in favor.

Financial Report

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

Property Watch

- 205 East Blagrove
 - Thayne Gray stated no order of sale has been filed yet.

Property Owned by Land Bank

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

Property Watch

- 421 W 6th St
 - No update.

Building Demolition and Site Revitalization Program

2026

- Heather Martin reported the demolitions were completed for the current round. Andrew Smarra discussed an issue with a Mill Street property that was part of the demolition program. Thayne Gray stated a judgement has been issued and an order of sale applied for. The Board discussed the opening of the building. The consensus was to have the contractor put plywood over the exposed side.

- Thayne Gray recommended that any property that wants to be in that program, and that shares a wall, should provide paperwork that there is no party wall agreement. He stated that shared walls aren't uncommon.

2027

- Heather Martin reported there was one property that wanted to continue with the demolition program and was willing to pay the 25% match. The City of Marysville also has property for demolition. Heather Martin asked if the 25% match was required of City of Marysville or Taylor Township if they were submitting a property. After discussion, it was agreed that they would also have to pay the 25% match. Andrew Smarra asked Heather to reach out to Taylor Township regarding the demolition program.

Brownfield Remediation Program

- 409 N Main St (2024 Grant)
 - Heather Martin reported that someone else from Connect Realty reached out regarding the reimbursement and was going to work on the required documentation. Reimbursement will be submitted once those documents are received.
- 303 S Main St (2026 Grant)
 - Heather Martin reported that the pre-demolition meeting was held and was well attended. She reported the project will be delayed due to the gas still being connected. Zach Andrews told her that Columbia Gas didn't believe the disconnection could happen before October 24, which is delaying the project.

Land Bank Grant Program

- Kimberly Sharp asked about the program and suggested clarifying items for the agreement.

New Business

- Opera House
 - Andy Smarra and Cody Adams attended the last Village of Richwood Council meeting. Richwood requested the Land Bank pay for the demolition of the Opera House. The Board discussed this demolition activity and requested an official request by the Village Council for this to happen. This will be a reimbursement grant on the recommendation of Thayne Gray. The Board discussed this is a tough situation because some people want to save it and some want to tear it down. The demolition of this property requires approval from the State Historic Preservation Office. The Land Bank had applied for permission through the demolition grant program and was denied using grant money for it.
 - Andrew Smarra moved a motion to fund the demolition for the current estimate, with SHPO approval being required, and a formal request and vote of Village Council and Tom McCarthy seconded. All in favor.
- Thayne Gray reported the Milford Center property's first sale is scheduled for November 4 and the second sale will be two weeks later.
- Kimbelry Sharp asked the County or City GIS create a map of the properties that are on the Land Bank agenda to help navigate where the properties are located.
- Kimberly Sharp asked the Board to work on a Strategic Plan or Policy Guide. She would like to create an outline at the November 5 meeting and for the December meeting to have a facilitator to discuss. She stated the Land Bank is a powerful tool. The plan could then be adopted at the January meeting.



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- Tom McCarthy asked Heather Martin about policies that the Logan County Land Bank has and she stated she could provide copies.
- Andrew Smarra thanked Brad Lutz for his work with the Land Bank.

Adjourn:

A motion was made by Kimberly Sharp and seconded by Tom McCarthy to adjourn the meeting at 9:17 am. All in favor.