



Union County Land Reutilization Corporation March 6, 2025

Attendance:

Directors Present: Andrew Smarra, President; Shelley Beeney; Terry Emery; Dave Lawrence; Tom McCarthy (via Zoom).

Guests Present: Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Ashley Gaver, City of Marysville; Brad Lutz, City of Marysville; Kathy Young; Thayne Gray, Union County Prosecutor's Office; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

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

Minutes:

- Terry Emery moved a motion to approve the February 6, 2025, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance is \$853,778.21.
 - David Lawrence moved a motion to accept the report, and Terry Emery seconded. All in favor.

Annual Meeting:

- Election of Chairperson, Vice-Chairperson, and Treasurer
 - David Lawrence nominated Andrew Smarra as the Chairperson, Tom McCarthy as Vice-Chairperson, and Brad Lutz as treasurer.
 - David Lawrence moved a motion to close the nominations and appoint the aforementioned, and Terry Emery seconded. All in favor.

Current Property

- 301 North Main Street/Minute Lube
 - Ashley Gaver gave a presentation on the City's plan for the rail study.
 - Terry Emery spoke about the appeal of this site. They are five to ten years away. If the site is lost, it's the prime site.
 - Tim Aslaner stated he's investigated it and has spoken with Thayne Gray. He stated that there needs to be a working group. There could be a restrictive covenant and terms, maybe donated for this purpose, but if that changes, the group can decide how to divide the revenue. A working group could figure out fair market value. The stand-alone agreement could be recorded.
 - Andrew Smarra stated they were in the preliminary stages. He complimented Ashley Gaver on the plans.
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra stated there has been no input from the Health Department.
 - Zach Andrews stated there aren't any records for a well. He asked if they needed proof of there being no wells. Andy stated they don't, just that they're abandoned, not used and not drinking wells. He just needs an affidavit. I need to find out where they are. The two known wells are outside the boundaries. Zach stated the property owners have to sign off on not having a well.
- 12947 St Rt 739/Lambert Property
 - Andrew Smarra reported that the Land Bank has acquired this property. Thayne Gray provided an update on the status. Andrew stated that the Land Bank has also acquired Loudermilk. He'd like to have them demolished. Shelley Beeney asked about touring Loudermilk before a decision is made. David Lawrence



reported a trustee was asking about Lambert. Andy asked for approval to tear down Lambert.

- Terry Emery moved the first motion to approve the demolition, and Shelley Beeney seconded. All in favor.

- 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.

New Business

- Andrew Smarra stated he put together a list of the top delinquent properties in the county and provided it to the Prosecutor's Office to act on. The top 25 in value. He stated the Prosecutor's Office is moving aggressively.

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.

Brownfield Remediation Program

- Status
 - Andy Smarra stated he would work with the county engineer on this project as it's large.

Property Watch

- 205 East Blagrove
 - No update on this property
- 507 W 9th Street
 - David Lawrence asked about this property. Zach Andrews stated it's vacant, but they're having trouble making contact.
- 517 E 5th St
 - Zach Andrews stated the property is for sale.
- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000
 - Zach Andrews stated these are for sale.

Land Bank Grant Program

- Andrew Smarra asked Shelley Beeney to bring this program up to Richwood. Andy will work with Brad Lutz on this. He would like to have an income limit; the City does not have a limit. Further discussion happened among attendees regarding this program. David Lawrence suggested using LMI. Brad Lutz suggested adding income to the scoring sheet.

Adjourn:

A motion was made by Terry Emery and seconded by David Lawrence to adjourn the meeting at 9:06 a.m. All in favor.