



# Union County Land Reutilization Corporation

## Union County Land Reutilization Corporation November 6, 2025

### Attendance:

**Board Members Present:** Andrew Smarra; Cody Adams, Tim Aslaner for Terry Emery; David Lawrence. **Board Member Absent:** Tom McCarthy

**Guests Present:** Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Bob Lamb, Connect Realty; Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 9:00 a.m.

### Minutes:

- David Lawrence moved a motion to approve the November 6, 2025, minutes as presented, and Cody Adams seconded. All in favor.

### Financial Report

- Brad Lutz provided the financial report.
  - David Lawrence moved a motion to accept the report, and Cody Adams seconded. All in favor.
- 2026 Budget
  - Andrew Smarra presented the 2026 budget.
    - Cody Adams moved a motion to approve the 2026 Budget, and David Lawrence seconded. All in favor.

### Brownfield Remediation Program Bid Opening

- One bid was received by Connect Construction, LLC for \$1,340,437.
  - Andrew Smarra recommended accepting the bid subject to an extension being granted by the State.
  - David Lawrence accepted the bid subject to an extension being granted to the State, and Cody Adams seconded. All in favor.
- Heather Martin reported that she's filed the documents to request an extension twice with the State.

### January Meeting

- Andrew Smarra reported that January's meeting would need to be moved due to the holiday.
- Tim Aslaner moved a motion to change the date to January 8, 2026, at 8:30 am, and David Lawrence seconded. All in favor.

### Land Bank Owned Property

- N Maple St, Marysville
  - No further communication has been received from the interested parties' attorney.
- 301 North Main Street/Minute Lube
  - No further update.

- 12947 St Rt 739/Lambert Property
  - Andrew Smarra reported that this property has been conveyed.
- Elk of the Wood Property
  - Discussion happened over how to handle this property as it's split between two counties. It will be put on the market and will keep Delaware County informed.
- 401 E 5<sup>th</sup> St/Former Swifty Gas Station/Brownfield Project
  - There was no update.
- 21910 Raymond Rd, Raymond
  - There was no update.
- May St (2 parcels), Rose St, 41 Rose St, Magnetic Springs
  - No update on these parcels as no one from Magnetic Springs attended.
- 31422 St Rt 31, Richwood
  - There was no update.

## **Property Watch**

- 205 East Blagrove
  - Thayne Gray stated he's still working on service.
- Andrew Smarra brought up a property in Marysville. It has gone through a Sheriff's sale, but did not sell. The owner's son lives in the structure, and someone else resides in an RV. There are Federal, State, and local tax liens. Andrew stated that the Land Bank could acquire the property and become landlords, but the house is not safe. Evicting people in the winter is not the best option.
  - David Lawrence stated the Land Bank does not have to take possession.
  - Andrew Smarra stated the property doesn't need to be torn down; it just needs to be repaired. It would be unsafe to have people living there, so they would need to be evicted.
  - David Lawrence asked what would happen if the Land Bank did not acquire the property, and Andrew Smarra stated that it would just sit and accumulate more taxes.
  - Cody Adams asked how to start the process, and Andrew Smarra and Thayne Gray provided the information.
  - Andrew Smarra stated this was an opportunity to rehab a property in a good area of the city.
  - Cody Adams asked if the Land Bank has rehabbed before, and Andrew Smarra stated no.
  - Cody Adams stated he's new to this and hates to see someone kicked out of home, but that's the way things work.
  - David Lawrence stated he's interested in why they're not paying.
  - Thayne Gray stated there's a federal tax lien and, state tax lien. He thinks they don't like paying taxes.
  - Andrew Smarra stated he'd want to take eviction action immediately because of the condition and get inspections.
  - David Lawrence suggested waiting until the spring.
  - Andrew Smarra and Thayne Gray recommended waiting until after the holidays.

- Cody Adams asked how quickly the process happened, and Thayne Gray provided a timeline.

## **New Business**

- Tim Aslaner asked about the status of the old Goodwill building, and Thayne Gray stated a request for a sheriff's sale has been made.
- Bob Lamb mentioned single-family homes, land lease property, and what other counties are doing.

## **Building Demolition and Site Revitalization Program**

- Heather Martin provided a list of properties on the demolition list for the next round.
  - Cody Adams moved a motion to submit this list to the demolition grant program, and David Lawrence seconded. All in favor.

## **Welcome Home Ohio Program**

- Discussion happened over this program. The Board will keep an open mind for opportunities.

## **Land Bank Grant Program**

- No update provided.

## **Adjourn:**

A motion was made by David Lawrence and seconded by Cody Adams to adjourn the meeting at 10:03 am. All in favor.