



Union County Land Reutilization Corporation February 6, 2025

Attendance:

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

Guests Present: Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Brad Lutz, City of Marysville; Mike Justice, Union County; Bill Narducci, Union County; 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
 - Dave Lawrence moved a motion to accept the report and Shelley Beeney seconded. All in favor.

Minutes:

- Brad Bodenmiller advised Letitia Rayl should be added to the guests in attendance during the January 2025 meeting.
- Terry Emery moved a motion to approve January 9, 2025, minutes as modified, and Shelley Beeney seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Discussion occurred regarding proximity of the property to wells no longer in use. This can be confirmed by affidavit. Zach Andrews will assist with contacting the Health Department.
- 301 North Main Street/Minute Lube
 - Terry Emery indicated the City has an interest in this property as a potential rail station stop.
 - Discussion occurred about partnerships with developers. A use might locate on the property temporarily until a stop is constructed. Also, a station might have a retail component to it.
 - Discussion occurred around an agreement between the City and Land Bank regarding development of this property. Could an agreement be structured to convey the property to the City for certain purposes? Could an agreement be structured in such a way that the property returns to the Land Bank if a station is not constructed? Could an agreement be structured that would allow the City to sell the property if a station is not constructed but would require the City to share a portion of the proceeds with the Land Bank?
- 31422 St Rt 31, Richwood
 - The Land Bank owns this property.
- N Maple St, Marysville
 - The Land Bank owns this property now.
- 21910 Raymond Rd, Raymond
 - The Land Bank owns this property now.



Property Watch

- 12947 St Rt 739/Lambert Property
 - This property has gone through sheriff sale. The school district or township could possibly buy it. If the Land Bank acquires it, the Land Bank could possibly demolish it.
- 205 East Blagrove
 - The Prosecutor's Office is trying to determine how to proceed with the notice/service.
- 507 W 9th Street
 - No update.
- 517 E 5th St
 - The property is listed for sale.
- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000
 - Thayne Gray hopes to speak with the owner's counsel. It is believed the outstanding taxes have been paid.

Building Demolition and Site Revitalization Program

- Status
 - No update.

Brownfield Remediation Program

- Status
 - No update.

Land Bank Grant Program

- Status
 - No update.

Adjourn:

A motion was made by Terry Emery and seconded by Dave Lawrence to adjourn the meeting at 9:10 a.m. All in favor.