



## Union County Land Reutilization Corporation April 4, 2024

### Attendance:

**Directors Present:** Andrew Smarra, President; Shelley Beeney; David Burke; Terry Emery; and David Lawrence.

**Guests Present:** Brad Lutz, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Letitia Rayl, Union County Commissioners; Zach Andrews, City of Marysville; Savannah Allen, Union County-Marysville Economic Development; Tim Aslander, City of Marysville; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:32 a.m.

### Minutes:

- David Lawrence moved a motion to approve the March 7, 2024, minutes as presented, and David Burke seconded. All in favor.

### Financial Report

- Brad Lutz provided the financial report. The balance is \$719,427.37. He reported that Check 56 was voided due to an error. Andrew Smarra reported the DTAC funding is \$171,000.
  - David Lawrence moved a motion to accept the report and David Burke seconded. All in favor.

### Current Property

- 401 E 5<sup>th</sup> St/Former Swifty Gas Station/Brownfield Project
  - Andrew Smarra reported it can't be excavated when it's muddy. Pending weather, work will begin on April 11. Andrew asked about permitting and Zach Andrews stated they would need a right-of-way permit if they'll be in it.
- 301 North Main Street/Minute Lube
  - A quote from Level Line Excavation was shared with the Board. The quote for the clean-up of this property is \$46,500. Andrew Smarra will sign the contract for the demolition. Zach Andrews stated that the contractor has contacted the city for demolition permits. An asbestos report is needed.
- 21910 Raymond Road/Nash Property
  - This site is cleaned up. Andrew stated that he doesn't believe it's a piece of property anyone is going to want. He suggested the property be given to the neighboring property owner.

### Property Watch

- 12947 St Rt 739/Lambert Property
  - Thayne Gray reported action has been filed for publication.
- 205 East Blagrove
  - Thayne Gray stated the publication would solve little issues possibly. Shelley Beeney asked about a timeline and Thayne stated it could be at least six months. He hasn't seen the report yet, but it may require publication.

### New Business

- Zach Andrews reported that the Marysville Steel site is wanted by the Hope Center. They want some buildings demolished but others kept.
- Andrew Smarra stated that Maple Street will need to be reinitiated.
- 260 W 4<sup>th</sup> Street
  - Zach Andrews reported 260 W 4<sup>th</sup> Street is for sale. A realtor reached out to him regarding this property. He believes this could be an asset for the community. He believes the Land Bank should buy it, clean it up, rehabilitate it, and market it. The

owner is asking \$295,000 and he believes it will be available for some time due to the high asking price.

- David Lawrence stated he thinks this is a great idea.
  - David Burke asked how the Land Bank funds are related to historical properties.
  - Zach Andrews responded it isn't.
  - David Burke asked why that wouldn't fall under the city. Why would this property be chosen but not the project in Richwood?
  - Zach Andrews stated it could be preserved and then revitalized to become taxed property.
  - Tim Aslander stated it's so dilapidated, there's no viable use for it. Could use the Land Bank funds to remediate.
  - Shelley Beeney stated that a church recently sold in Richwood and is being converted.
  - David Burke asked how it's the Land Bank's responsibility to get involved because the owner is asking too high of a price.
  - Terry Emery stated they thought they would put it out there. The city will get it appraised.
  - Andrew Smarra asked if the Board would consider paying \$100,000 for this property to be remodeled.
  - David Lawrence stated it sets a precedent. It's in the city, but what about the county? The Board is saving city property but not doing the same in the county.
  - Brad Lutz provided his thoughts on how the Land Bank could create a fund to help other properties.
  - Savannah Allen stated that if the property becomes taxed, then the cost is recouped.
  - Andrew Smarra stated that if the Land Bank owns the property, they could apply for grant money.
  - Shelley Beeney stated she'd reach out to the agent.
  - David Burke stated he'd like to have a separate fund.
  - The Board of Directors agreed that Shelley will reach out to the realtor for this property.
- Draft Documents
    - Heather Martin provided Board members with draft documents that may have some interest in utilizing for the Land Bank.

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

- Status
  - The application was filed in December. Currently, we're waiting for approval from the State.

## **Brownfield Remediation Program**

- Status
  - The application was filed in December. Currently, we're waiting for approval from the State.

## **Adjourn:**

A motion was made by David Lawrence and seconded by Terry Emery to adjourn the meeting at 9:03 a.m. All in favor.