



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation February 1, 2024

Attendance:

Directors Present: Andrew Smarra, President; Terry Emery; David Lawrence; and Bill Narducci for Dave Burke.

Directors Absent: Shelley Beeney

Guests Present: Brad Lutz, City of Marysville; Luke Fleming, Union County-Marysville Economic Development; Thayne Gray, Union County Prosecutor's Office; Zach Andrews, City of Marysville; Tim Aslander, City of Marysville; 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 January 4, 2024, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance is \$744,131.68. There were two checks written.
- Andy Smarra shared the completed UCLRC Unaudited Financial Statement for 2023.
 - Terry Emery moved a motion to accept the report and David Lawrence seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew reported an agreement has been completed as has required testing. Blooms were found near Lamberts and now they need to find out how far it goes. Then there will be a remediation plan which may be removing soil. There doesn't seem to have been a leak, but instead, aggregate spills. Terry stated the quicker this is taken care of the better. Andrew stated he's approved of the expenses and it's moving forward. Terry suggested something should be put together and done to educate the public who will see the work being completed.
- 301 North Main Street
 - Currently no update. Terry stated that once the asbestos remediation is completed, the City can help with the clean-up of the property.
- 21910 Raymond Road/Nash Property
 - Andrew reported he signed a contract for the demolition. Thayne reported the structure had been flattened. Andrew reported there were some mobile structures, it wasn't just a house.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Thayne reported that Ms. Lambert has been in contact. She wanted to list the property with Shelley. Given that, Shelley should not contact her about a deed-in-lieu. He talked with a Trustee about the property. No one thinks it will sell. After discussion, it was recommended to give her a chance to sell and then offer a deed-in-lieu. A title search will need to be completed. David asked about the taxes owed on the property and Thayne stated he believes it's around \$9,000.
- 205 East Blagrove
 - There is no update on this property.



- 303 South Main St/Former Goodwill location
 - This property will be removed from the watch list.

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.

New Business

- Luke Fleming shared there's no new update on the Swifty reimbursement.
- Luke Fleming discussed a property in the city, the Gates Brothers location. This property needed asbestos remediation and demolition of the building. This property could be considered for the Brownfield program. Documentation would be required to submit it to the program.
- Zach Andrews reported on a property in the city, the Certified Marathon station. There are issues with the tanks and remediation has been ordered. This is something that may be on the horizon. The Board discussed this property and Terry suggested reaching out to the owners to let them know about potential options.

Adjourn:

A motion was made by Terry Emery and seconded by David Lawrence to adjourn the meeting at 8:56 a.m. All in favor.