



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation October 9, 2025

Attendance:

Directors Present: Andrew Smarra; Cody Adams; Terry Emery; David Lawrence; Tom McCarthy.

Guests Present: Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Kathy Young; Steve Patton, Jackson Township Trustee; Chuck Ehret, Jackson Township Trustee; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:29 a.m.

Land Bank Owned Property

- 12947 St Rt 739/Lambert Property
 - Andrew Smarra stated that this property was foreclosed, and the site has been cleaned. He stated there are no utilities, and the property is not large enough for them. The lot is not buildable. David Lawrence suggested giving the property to the Township. Chuck Ehret asked about the legalities if two parties are interested in the property. Andrew stated it would be a Township decision.
 - David Lawrence moved a motion to deed the Essex property to Jackson Township, and Cody Adams seconded. All in favor.
 - Andrew Smarra stated he would have Thayne Gray do the work on the transfer. The Jackson Township Trustees said they were good with covering the cost of it.

Financial Report

- Brad Lutz provided the financial report.
 - David Lawrence moved a motion to accept the report, and Cody Adams seconded. All in favor.

Minutes:

- David Lawrence moved a motion to approve the September 4, 2025, minutes as presented, and Terry Emery seconded. All in favor.

Land Bank Owned Property

- 12947 St Rt 739/Lambert Property
 - Thayne Gray joined the meeting, and this topic was discussed again. Thayne stated it may be difficult to give the property owners because of a defunct drainage easement. It may require putting it up for bid. He doesn't know that the statute allows for a private disposition. He stated it's fine for the LRC to transfer it, but the issue may be in what comes after. Sealed bids or an auction work.
 - Chuck Ehret stated their concern is that one property owner is fine, but one property owner is a salvage owner. His properties become parking lots. The Township is fine with just keeping the property.
 - Thayne Gray stated LRC doesn't have to dispose of the property the same way. A targeted disposition could be done. He stated the property could be transferred to an identified party. LRC can consult with the Trustees on the thoughts of disposing of it.

- Steve Patton stated they've discussed what the Township wants.
- Cody Adams – I get where you are. Can UCLRC hold it, and the Township maintain it? I'm always up for a public bid.
- Andrew Smarra stated the LRC can directly give it away or even charge \$1.
- David Lawrence rescinded his previous motion on this property, and Cody Adams seconded. All in favor.
- The Township will maintain the property for the short term.
- Thayne Gray stated he confirmed the township options.
- Andrew Smarra stated the Land Bank doesn't have to follow that.
- Steve Patton stated they want one neighbor to get the property.
- Zach Andrews asked how long the neighbor had been mowing the property.
- Andrew Smarra and Thayne Gray stated that it did not apply to this situation.
- Tom McCarthy stated he trusts the Township's judgment and asked who they wanted to receive the property.
- Steve Patton stated Dennis Claibourne.
- Tom McCarthy moved a motion to transfer the property to Dennis Claibourne, and David Lawrence seconded. All in favor.
- Andrew Smarra stated Dennis should start the process of transferring the deed, and he should contact an attorney.
- Thayne Gray asked for clarification on details.
- Discussion happened regarding the history of this property.
- Andrew Smarra asked if there should be deed restrictions, and Thayne Gray stated he recommended not doing so. It isn't easy to enforce.
- Zach Andrews suggested the property owner combine the two lots into one.
- Chuck Ehret questioned combining the lots, and Andrew Smarra explained.

New Business

- Steve Patton asked about Water Street. Thayne Gray stated the court approved the sale. The purchaser defaulted. The Bank owns. The court approved the sale but hasn't distributed the funds. The bank is entitled to one parcel, but he's not certain of the parcel number.
 - Chuck Ehret said they're looking for someone responsible for cleaning it up. Thayne Gray stated the bank. Chuck Ehret and Steve Patton asked Thayne for the information.
 - Tom McCarthy asked if there were other properties, and Steve Patton stated that this is the next one.
 - Andrew Smarra stated they can talk to the bank about transferring the property in lieu of taxes.
 - Thayne Gray stated they wouldn't have bid if that was what they were thinking.

Building Demolition and Site Revitalization Program

- Andrew Smarra stated there are funds available. He's fielded questions from Washington Township and the Village of Richwood. A lien would be placed on a property. We'll clean it up. Andrew stated that people think it makes sense and provided further information. We don't want a windfall for someone who does nothing with the property. If you keep it, it's a gain.
- Tom McCarthy stated that all these funds could dry up, and we can recover money. People with means are trying to get bailed out. He stated the lien length should be 5 or 10 years, every year forgive some of it. If you're holding onto it, there's no downside.

Land Bank Owned Property

- 31422 St Rt 31, Richwood
 - Andrew Smarra stated this property is complete; it's now a buildable lot. The driveway encroaches on the neighbor. The adjacent property owner is interested. Their driveway is fully on the other lot.
 - Cody Adams stated he feels like it should go up for public sale if it's buildable.
 - Andrew Smarra asked what to do about the driveway.
 - Thayne Gray stated it could be an easement interest.
 - Cody Adams stated that since it's off 31, ODOT won't approve another driveway.
 - Tom McCarthy stated it could be made into a shared driveway.
- N Maple St, Marysville
 - Andrew Smarra stated this property is by Four Paws. The owner of Four Paws was indignant when Andrew reached out to her, and he didn't want to talk to her any further. He asked the City about this property.
 - Zach Andrews stated Jeremy Hoyt and Kyle Hoyng had no need for it.
 - Terry Emery stated they had no interest.
 - Zach Andrews stated that if there was a trail behind Connect, and Terry Emery stated it would be on the other side.
 - Cody Adams asked how much, and Andrew Smarra stated she offered \$250. If someone wants to talk to her. Part of the house encroaches on the property, so \$250 was an insult.
 - Andrew Smarra stated he'd just leave it for now.
- Elk of the Wood Property
 - Andrew Smarra stated the Land Bank owns it. It is split between Union and Delaware County. It's a long, narrow lot.
 - Tom McCarthy moved a motion to put this lot up for sale, and David Lawrence seconded.
 - Thayne Gray stated they should talk to the neighbors and not put it up for sale. There are high-power and high-voltage lines going through it.
 - Zach Andrews stated its near future utility improvement.
 - Thayne Gray stated it's a bowling lot parcel.
 - This property will be marketed.
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - There was no update.
- 301 North Main Street/Minute Lube
 - There was no update.
- 21910 Raymond Rd, Raymond
- May St (2 parcels), Rose St, 41 Rose St, Magnetic Springs
 - No update on these parcels as no one from Magnetic Springs attended.

Brownfield Remediation Program

- Status
 - Andrew Smarra provided an update for the Connect Realty project. Tim Aslaner called Jeremy Hoyt and put him on speakerphone for the discussion. Jeremy

stated he met with Bob Lamb, and they have a marked-up file. Jeremy is putting together an exhibit, and it's 90% completed.

- Andrew Smarra stated the Land Bank would have to ask for an extension. We have a short window for bidding and completion.

Building Demolition and Site Revitalization Program

- Status
 - Tom McCarthy stated he understands there's pushback. He'd like to see something in five years and forgive 20% a year.
 - Andrew Smarra agreed. They shouldn't get a windfall if they sell it.
 - Tom McCarthy, if we say this is what it will be next year.
 - Cody Adams said he wouldn't know about it. I agree with putting a lien on it. The wealthy person takes advantage.
 - Brad Lutz stated that people use and abuse the system. We do it because we want to. We are not doing it because of a problem.
 - Tom McCarthy stated he'd be comfortable with a lien and no income limits.
 - Zach Andrews stated the program should be open to villages and cities if they have a property code.
 - Heather Martin told him that the program is open to all villages, cities, and townships regardless of code.
 - Discussion happened about the demo program and what is allowable.
 - Tom McCarthy made a motion for no income criteria and a five-year lien, forgiving 20% each year on the anniversary of the demolition, and David Lawrence seconded. All in favor.
 - Kathy Young brought up an issue in Marysville, and Tom McCarthy stated it was a different issue. Brad Lutz stated he would not follow the connection. Andrew Smarra explained the lien and its purpose to Kathy Young and how it will work.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated it's still in court, and the next round will start.

New Business

- Old Goodwill Building
 - Thayne Gray stated a motion for default has been filed. Thayne reached out to the attorney, but there was no response. He stated the sale of the building will be in the January timeframe. The motion was filed in the latter half of September.

Land Bank Grant Program

- Brad Lutz provided a marked-up copy of the Marysville program and provided information on the markup. He stated the Land Bank would need to decide what projects they are comfortable doing, what the maximum amount of the grant will be, what the matching contribution will be, and income limits.
- Andrew Smarra stated zero matches below a certain income level, and then it scales up.
- Brad Lutz stated he would put that together. He thinks projects need to be discussed.
- Andrew Smarra would like to tie it into the fire department as a goodwill effort with them. He appropriated \$100,000 for 2025. He will start the budget in December and will increase it to \$200,000.
- Brad Lutz suggested a maximum of \$10,000 a year per person but have some flexibility.

- Cody Adams mentioned Marysville's uptown façade program. He stated it's hard to find grants to clean up the facades and use them to improve downtown/uptown areas.
- Brad Lutz stated they did leave façade.
- Cody Adams asked if commercial buildings qualify. He stated he purchased a property, and it needs façade work.
- Tom McCarthy stated the program needed focus and to decide what its priorities are.
- Andrew Smarra stated the idea is to help people without the means, to help people living in not-so-good conditions.
- Tom McCarthy stated he thinks there is a demand. We can pivot. Some properties are putting lipstick on a pig because the façade is good, but the interior is not sound.
- Brad Lutz stated it would be a reimbursement program.
- Andrew Smarra stated they would pay it directly to the contractor.
- Tom McCarthy suggested talking to the bank about being the guarantor.
- Brad Lutz stated the city doesn't have anything about income limits, but it's a good idea.
- Andrew Smarra stated that there are great PR things that can be done.

Land Bank Owned Property

- 21910 Raymond Rd, Raymond
 - Cody Adams stated someone reached out to him, interested in buying Raymond Road. Andrew Smarra stated that if there is someone interested in a property, they should reach out to him.

New Business

- The Commissioners were approached about releasing a drainage easement at Corporate Estates.
 - Tom McCarthy moved a motion to release it, and David Lawrence seconded. All in favor.
- Thayne Gray turned over the deed and receipt for the Elk of the Wood.

Adjourn:

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