



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation September 4, 2025

Attendance:

Directors Present: Cody Adams; Tim Aslaner for 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; Kathy Young; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Tom McCarthy called the meeting to order at 8:30 a.m.

Minutes:

- David Lawrence moved a motion to approve the August 7, 2025, minutes as corrected, 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.

Discussion

- Tom McCarthy asked what the entity can do and how to leverage it to make an impact. Brad Lutz explained the Land Bank grant program. Zach Andrews provided information on activities provided by Land Banks that have staff members.

Land Bank Owned Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Zach Andrews stated they were still waiting on the test wells.
- 301 North Main Street/Minute Lube
 - Tim Aslaner told the Board this was on hold. Council wants to improve the property, but maybe not as a parking lot. Tim stated Terry Emery is advocating for a parking lot. Discussion hasn't happened yet. Brad Lutz stated he put money in the budget for a parking lot.
- 12947 St Rt 739/Lambert Property
 - Thayne Gray stated this property has been cleared.
- 21910 Raymond Rd, Raymond
- N Maple St, Marysville
 - Thayne Gray reported 4 Paws was not interested. They offered \$500 for the property, and Andrew Smarra did not accept it.
- 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
 - No update on property.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated he believes there will be another round of publication/service due to a death.
- Elk of the Wood Property
 - Thayne Gray stated the deed would be recorded in both counties.

Building Demolition and Site Revitalization Program

- Status
 - Heather Martin provided information to the Board regarding liens as requested by Tom McCarthy.
 - All attendees discussed liens.
 - Kathy Young and Cody Adams stated they want properties listed on MLS.
 - Heather Martin stated properties could be listed on the Land Bank website.
 - Cody Adams stated the website is really terrible.
 - Tom McCarthy asked how much income the Land Bank receives a year, and Brad Lutz stated about \$165,000 per year.
 - Tom McCarthy stated he wants to come up with a plan.
 - David Lawrence mentioned doing a ten-year lien
 - Tim Aslaner asked for an explanation.
 - Tom McCarthy stated that someone has applied for the demolition program, but they have the means to do the work themselves. He finds it offensive that people are trying to take advantage of the program. Tom stated that if they sell the property, they should reimburse the Land Bank for the work. He stated that a lot of programs have a ten-year requirement.
 - Thayne Gray asked if those were mean-tested programs, and Tom McCarthy stated yes.
 - Zach Andrews stated that maybe that's a benefit to this, having an income limit.
 - Thayne Gray provided information on the CHIP program income.
 - Tim Aslaner asked if this was allowed.
 - Thayne Gray read information from the documentation on the formation of the Land Bank.
 - Tim Aslaner suggested that for applicants above the income limit, a lien be applied. For applicants below the income threshold, no lien.
 - Brad Lutz stated he thinks the CHIP model would work. He asked how long before the lien is forgiven.
 - Tom McCarthy stated 5-10 years, it's prorated.
 - Brad Lutz stated getting the questions answered and presenting a rough document at the October meeting.
 - Tom McCarthy stated we can use the CHIP model to impose a limit on income.

Brownfield Remediation Program

- Status
 - No information was discussed.

New Business

- Main St
 - Zach Andrews asked about property on Main Street, and Thayne Gray provided information.
- Old Goodwill Building
 - Tom McCarthy asked about this property, and Thayne Gray provided an update.

Land Bank Grant Program

- No update was provided.

Adjourn:

A motion was made by David Lawrence and seconded by Cody Adams to adjourn the meeting at 9:18 am. All in favor.