



Union County Land Reutilization Corporation December 7, 2023

Attendance:

Directors Present: Andrew Smarra, President; Brad Lutz for Terry Emery; Letitia Rayl for David Lawrence; and Shelley Beeney.

Guests Present: Luke Fleming, Union County-Marysville Economic Development; Thayne Gray, Union County Prosecutor's Office; Zach Andrews, City of Marysville; Greg Gerten, Allen Township, and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:30 a.m.

Minutes:

- No action was taken on the minutes.

Financial Report

- Brad Lutz provided the financial report. The balance is \$835,595.10. Payments were made for the Stormwater bill and the H&H Environmental asbestos surveys. Currently, there are no pending reimbursements from the State. Savannah Allen had handled this previously and Luke Fleming will work with Savannah to take it over.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew reported he sent the report to the group. The report stated because there's drinking water, it may need a phase two environmental completed. The report has been sent to the Ohio EPA. The concentration is not high but because of the drinking water, it may need to be remediated. He authorized the next steps in the process.
- 301 North Main Street
 - Andrew reported that Terry Emery contacted him regarding this property. There is work being completed in the area and he asked if the Land Bank wanted any work completed. Andrew reported the building has aspects the city may not want to take on. He stated cleaning up the exterior is fine to make the site more presentable. Zach will follow up.
- 21910 Raymond Road/Nash Property
 - The demolition may not happen until January. The environmental report showed no asbestos material. Andrew told the zoning inspector for the township that the Land Bank would pay for the demolition, but the zoning inspector needed to make it happen.

Property Watch

- 205 East Blagrove
 - There is no update on this property. Thayne stated he spoke with the company about title searches, but nothing further has happened.
- 12947 St Rt 739/Lambert Property
 - There is no update on this property. Thayne stated he spoke with the company about title searches, but nothing further has happened.
- 303 South Main St/Former Goodwill location
 - Zach met with an engineer and architect last week. He'd like this property left on the watch list at this time due to the history of the property owners.

New Business

- 2024 Budget



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- Andrew provided a copy of the budget through email before the meeting. He expects to be fully funded for the grants and possibly more. Andy provided a breakdown of the budget.
- Letitia Rayl moved a motion to approve the 2024 Budget as presented and Shelley Beeney seconded. All in favor.

Building Demolition and Site Revitalization Program

- Status
 - Heather provided an updated spreadsheet for the Demolition program that included information on each property to be included in the application. The application was opened this morning. The financial details of the application were added to the spreadsheet so the Board could be aware. The application was finalized after the meeting.
- Matching Funds Letter
 - The Demo program requires a 25% match for any request over \$500,000. For this application that amounts to \$117,350.00. Heather provided a letter to Andrew for his signature on a Matching Funds letter required by the grant.

Brownfield Remediation Program

- Status
 - Heather provided an update on this program. This application opened on December 5. One project was received for this program, 409 N Main St. This program requires a match for any request over \$1,000,000. The requesting party provided a match letter for these funds. This application will be filed on December 11 after a Brownfield webinar.

Adjourn:

A motion was made by Brad Lutz and seconded by Shelley Beeney to adjourn the meeting at 9:01 a.m. All in favor.