



Union County Land Reutilization Corporation April 2, 2026

Board Members Present: Andrew Smarra, Cody Adams, and David Lawrence.

Board Members Absent: Terry Emery and Tom McCarthy.

Guests Present: Janell Alexander, Union County; Zach Andrews, City of Marysville; Bradley Bahan, Bahan Excavating; Thayne Gray, Union County Prosecutor's Office; Kathy Young; Heather Martin, Logan-Union-Champaign Regional Planning Commission.

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

Minutes:

- David Lawrence moved a motion to approve the March 12, 2026, meeting minutes as presented, and Cody Adams seconded. All in favor.

Financial Report

- Andrew Smarra provided the financial report. One check for \$25.00 was issued to the Secretary of State. There is a \$1,127,918.88 balance.
 - David Lawrence moved a motion to accept the report, and Cody Adams seconded. All in favor.

Building Demolition and Site Revitalization Program Bid Opening

- There were two bids received. Heather Martin opened them and read the bid amount, time needed, and confirmed that each had a bid bond included.
 - Bahan Farms Excavating, LLC - \$150,600
 - Dirt Slingers Excavating - \$196,046
- Thayne Gray advised that the Board should allow time for bids to be reviewed and to make a decision at a later date.
- The Board agreed to hold a special meeting on Monday, April 6, 2026, at 8:30 am to discuss the bids.
- Heather Martin will scan and send the bids to the Board for their review.

Property Owned by Land Bank

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra stated there's no update.
- 18836 Main St, Raymond
 - Andrew Smarra asked the Board about visiting this property, and Cody Adams agreed to go.
- 21910 Raymond Rd, Raymond
 - Andrew Smarra asked the Board about visiting this property, and Cody Adams agreed to go.
- N Maple St, Marysville
 - No update.
- 0 Fish Rd, Elk of the Wood Property
 - Andrew Smarra asked the Board about visiting this property, and Cody Adams agreed to go.

Property Watch

- 205 East Blagrove

- Thayne Gray stated Melissa is working through it. There have been numerous bumps.

Brownfield Remediation Program

- Zach Andrews reported that they did not get a permit for the demolition that they had done.

Land Bank Grant Program

- Andrew Smarra stated he'd like to get this started and asked Cody Adams for help.
- Cody Adams agreed.
- Discussion happened regarding the program. It's income-based and will utilize the CHIP income limits. Heather Martin will send Cody the income limits for Union County. The group discussed advertising and how to get the word out about the program.
- Andy Smarra stated it's a good thing to do, and Cody Adams agreed.
- Kathy Young stated she'd be willing to work with Cody.
- Zach Andrews suggested having the Foundation and Bridges get the word out about the program.
- Janell Alexander shared that Senior Services has a similar program. They give the money to Bridges to manage the program. Bridges screens the candidates using the program criteria and works with the contractors. She also shared that Senior Services has a newsletter that goes out, and information about the program could be included.
- Andrew Smarra stated this program would be for owner-occupied homes. This led to a discussion regarding LLCs and Trusts.

New Business

- 421 W 6th St
 - Andrew Smarra stated he wanted to take action, but has waited to avoid an eviction in the winter. This property has been through the courts and two sheriff sales. It's occupied. He asked what steps are needed.
 - Thayne Gray stated the Land Bank could seek a writ of possession. The worst case is they'd have to file FDE to get an order of possession. It makes sense to give notice, may need at least 30 days.
 - Andrew Smarra stated he's fine giving a 30 or 60-day notice, but the Land Bank will be liable if something happens. Do we have to notify CORSA about a property with tenants?
 - The Board discussed the eviction.
 - Cody Adams asked if there are other properties the Land Bank is acquiring, and Thayne Gray stated there are three cases currently.
 - Ginger Yonak joined the meeting to answer questions about CORSA.
 - Andrew Smarra asked her about liability, and she stated she would look into it.
 - Andrew Smarra stated no action should be taken until the Federal Lien falls off.
 - Thayne Gray stated he doesn't see them swooping in. He'll look into the Federal Lien and actions.
 - Ginger Yonak asked how this property was different than other properties the Land Bank acquired, and Thayne Gray stated they have been vacant.
 - Andrew Smarra asked about triggering the 10-day notice, and David Lawrence stated they should wait until they have answers.
 - This meeting will be added to the agenda for the special meeting.



- Opera House
 - Cody Adams asked if there were any funds available or a grant to help with the demolition of this property.
 - Heather Martin suggested that leftover grant money could be utilized for this cost.
 - Andrew Smarra stated that the Land Bank may also be able to assist. We've helped other jurisdictions in the past with properties.
- Zach Andrews asked about the Land Bank doing receivership as other Land Banks do.
 - Andrew Smarra stated there are other items Land Banks can do as well.
 - Zach Andrews wants the Land Bank to do this.
 - A discussion happened over Land Bank activities.
- Thayne Gray shared information on the Federal Tax lien. He will research it further.
- Zach Andrews stated that having receivership would help move stuff in the uptown.

Adjourn:

A motion was made by David Lawrence and seconded by Cody Adams to adjourn the meeting at 9:25 am. All in favor.