



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation July 2, 2026

Board Members Present: Andrew Smarra, Shaun Bailey, Terry Emery, and Tom McCarthy.

Board Members Absent: Cody Adams.

Guests Present: Janell Alexander, Union County; Zach Andrews, City of Marysville; Tim Aslaner, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Bill Narducci, Union County; Kathy Young; Andrew Binegar, Bridges; Amy Bryant, Bridges; Payton Conrad, Brides; Alexia Tilson, Bridges; Brad Bodenmiller 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 June 4, 2026, meeting minutes as presented, and Shaun Bailey seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report.
 - Terry Emery moved a motion to accept the report, and Tom McCarthy seconded. All in favor.

Land Bank Grant Program

- Andrew Smarra reported that he spoke with Andrew Binegar from Bridges about what the Land Bank wants to accomplish.
- Kathy Young provided an update on her conversation with Bridges. They will require a 20% administration fee to handle the program.
- Andrew Binegar provided a history of the organization. They handle a similar program for Senior Services.
- Amy Bryant stated they repair things to keep the seniors in their homes and make them safe.
- Andrew Binegar stated they have the infrastructure in place to do the work. They help the LMI and the senior population. He stated they brought this item to the Executive Committee, and they gave their approval on Monday. He stated that one of their questions is how to get people to apply.
- Andrew Smarra stated there will be an application process. It doesn't exist currently, but it can be molded. We want to work with the city to leverage existing grant programs. My preference is to focus on seniors, but it doesn't have to. The upkeep of properties is expensive. Funds can be used to improve the situation.
- Tom McCarthy asked where the biggest unmet need is.
- Andrew Binegar stated they always have a waiting list.
- Tom McCarthy stated they probably already have a list of people.
- Kathy Young stated that because they have in-house staff for the contractor, we don't have to worry about the preferred contractors list.
- Tom McCarthy suggested that both Andy's meet, and Andrew Smarra replied that they had talked.

- Janell Alexander asked if they needed to create a new form, as they already have the information and collect data on who is served.
- Kathy Young stated the Land Bank wants to make sure the person being helped is current on taxes and homeowner's insurance.
- Amy Bryant stated they already check that.
- Andrew Smarar confirmed that it was only owner-occupied and stated they could meet to finalize.
- Kathy Young stated they had a question about billing.
- Tom McCarthy suggested transferring the money directly to Bridges.
- Janell Alexander shared how they bill quarterly and provide the details of services.
- Tom McCarthy asked if they wanted the money up front or if the Land Bank should do an advance? He suggested they bring something next month, and the Land Bank could give a deposit. It will need to run through Thayne.
- Thayne asked where they have centered on what the agreement says.
- Andrew Binegar stated they could use the Senior Services agreement.
- Janell Alexander stated information can be added about the advancement into the Senior Services agreement.
- Zach Andrews suggested that the Board should know where the funding stands.
- Andrew Smarra asked Zach if the city submits a list of projects to Senior Services, and he responded no.
- Janell Alexander stated that everyone sends people to Bridges, and Bridges go through the options available.
- Andrew Smarra stated that one requirement we learned through experience is that we require a five-year lien.
- Tom McCarthy asked if that was done for other programs.
- Amy Bryant said one grant requires not selling for a year after receiving funding.
- Thayne Gray asked if the lien would stay or decline.
- Andrew Smarra stated it will decline monthly. The Land Bank would file the lien. He said the homeowner would need to sign a document.
- Amy Bryant said they would need to figure out the process for that part of the funding. If a homeowner uses several grants, but this one requires a lien and the other ones don't.
- Andrew Smarra stated that we have to be good stewards of public money.

Property Owned by Land Bank

- 31422 St Rt 31, Richwood
 - There is no update
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra reported that the environmental work is continuing.
- 0 N Maple St, Marysville
 - Andrew Smarra reported that this property was sold.
- 21910 Raymond Rd, Raymond
 - No update provided.
- 0 Fish Rd, Elk of the Wood Property
 - No update provided.
- 18836 Main St, Raymond
 - Tom McCarthy stated Taylor Township did reach out about this property. No other update provided.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated it's getting to the end of the republication.
- 421 W 6th St
 - Andrew Smarra reported he's reached out to the IRS and is awaiting a call.

Building Demolition and Site Revitalization Program

- Heather Martin reported that one property has been completed. The contractor was waiting for demolition permits for the other property but had just moved back into the county to continue demolition.

Brownfield Remediation Program

- 409 N Main St (2024 Grant)
 - Heather Martin reported that Connect Realty stated they had completed the grant portion of the project. She is waiting on documentation from Connect so the reimbursement can be completed. She had two calls scheduled with Bob Lamb, but he needed to cancel both meetings. The reimbursement has to be completed quickly, because the grant deadline was May 31.
 - Terry Emery reached out to Bob Lamb and let him know that it was imperative to have the scheduled call to get the items finalized.
- 303 S Main St (2026 Grant)
 - Heather Martin reported that the Old Goodwill building had been approved as a Brownfield project. She reported that she's working on the RFQ for this project and once finished, will send it to the city for review. The project has to be completed by December 31.
 - Discussion happened regarding the previous owners of the building.

New Business

- Reappointment of Cody Adams
 - Because Cody Adams was not in attendance, this item will be moved to the August agenda.
- Administration Contract with LUC
 - Brad Bodenmiller spoke about the current contract and what he'd like to do instead of the hourly rate. He'd like a flat rate of \$15,000 per year for administration. He stated Heather would still track her time.
 - Tom McCarthy moved a motion to approve a contract with a \$15,000 administrative fee, and Terry Emery seconded. All in favor.
- Project Map and Grant Report
 - Heather Martin provided copies of a grant report that has been put together to show the work of the Land Bank. This includes the previously reviewed project map. Both items would be posted on the Land Bank's website.
 - Andrew Smarra asked Heather to send a copy of the report to Tracy Richardson.
- August Meeting
 - Andrew Smarra stated he would not be available for the regularly scheduled August meeting. The Board agreed to meet on August 13.

Adjourn:

A motion was made by Terry Emery and seconded by Tom McCarthy to adjourn the meeting at 9:21 am. All in favor.