



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation August 7, 2025

Attendance:

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

Guests Present: Thayne Gray, Union County Prosecutor's Office; Bill Narducci, Union County Commissioners; Brad Lutz, City of Marysville; Kathy Young; Barb Phillips; Tim Aslaner, City of Marysville; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:32 a.m.

Minutes:

- David Lawrence moved a motion to approve July 3, 2025, minutes as presented, and Terry Emery seconded. All in favor.

Financial Report

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

Land Bank Owned Property

- 12947 St Rt 739/Lambert Property
 - Andrew Smarra stated that this property has been torn down, and two neighbors want it.

New Business

- Open Board position
 - Cody Adams introduced himself. He's a local realtor.
 - Terry Emery moved a motion to appoint Cody Adams to the open position on the Board, and David Lawrence seconded. All in favor.

Land Bank Owned Property

- May St (2 parcels), Rose St, 41 Rose St, Magnetic Springs
 - Andrew Smarra stated that Magnetic Springs contacted him about these parcels. They want them for a community garden. Andrew asked them to attend a meeting to present their plan. He also wants language that states it's for public use. They will attend the September meeting. The Land Bank may make a financial contribution to the garden.
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra stated there are still environmental activities. Andrew provided the history. Andrew will pursue obtaining the property owners' signatures.
 - David Lawrence asked about restrictions on the property, and Andrew stated there wouldn't be any.
 - Tom McCarthy asked if a letter from the city stating the wells aren't active would help, and Andrew stated no, he's already tried that.
 - Andrew Smarra stated they didn't want to sell properties with liability.

- 12947 St Rt 739/Lambert Property
 - Andrew Smarra stated the demolition has been completed. He stated this is not a buildable lot. The two adjacent property owners are interested in it. Andrew stated that Jackson Township will have a say in who receives the property.
- 31422 St Rt 31, Richwood
 - Andrew Smarra stated this property would be down next week.
- 301 North Main Street/Minute Lube
 - Tim Aslaner told the Board that they spoke with the council about this property. Council had concerns. They disagree with the cost of \$250,000. The city provided a proposal (see attachment at the end of the minutes).
 - Terry Emery stated they are interested in making it a parking lot in the short term. If it becomes a train depot, it can be transformed quickly. We hope the Board will see the benefit.
 - Andrew Smarra asked why the council objected.
 - Tim Aslaner stated it was because it's a public use, for the benefit of the community.
 - Tom McCarthy stated this is what has been talked about since the beginning.
 - Terry Emery and Tim Aslaner further explained.
 - Terry Emery stated he thinks the board should evaluate properties that are being used for public purposes, and the Board should support that.
 - Kathy Young asked about the previous offer of \$500,000 for this property.
 - Terry Emery stated that if the Board wants to do that, then we should do that going forward.
 - Andrew Smarra asked about going into Executive session.
 - Thayne Gray asked for what purpose, and Tim Aslaner stated for the sale of property.
 - The Board discussed the property while Thayne looked at what language allows for an executive session.
 - The proposal from the city had ten years as a ten-year timeframe that it would be public use, and Tom McCarthy stated that ten years isn't long enough. He stated he would like it extended to 15 years.
 - Andrew Smarra shared other properties that had been given to the City.
 - Terry Emery stated they would be investing in the property to do upgrades to turn it into a parking lot.
 - Thayne Gray read the language for the executive session and stated he didn't see that an executive session would be allowed. Tim Aslaner felt that it would be allowed for the sale of property. Discussion happened regarding the statute, and it was determined that this subject did not meet the requirements of the statute.
 - Tim Aslaner stated that with their offer, the property would be conveyed to the city, and they would maintain it. They would file a restrictive covenant. The property would be required to be used for a public use for 15 years. If the city sells within those 15 years, they will have to pay the Land Bank's fair market value.
 - Cody Adams asked when the City would want the property.
 - Terry Emery stated for 2026. They are working on the budget currently. This would be free parking for the public.
 - Tom McCarthy stated it should have free parking with no time limits.
 - Terry Emery agreed and stated the city would invest the money. He stated they would do lighting and striping. They'll invest around \$250,000 in the parking lot.

- Cody Adams asked about the \$500,000 offer, and Andrew Smarra explained.
 - Andrew Smarra stated he's not objecting. He thought an agreement had been reached.
 - Tim Aslaner stated they also said they had to have council approval.
 - Tom McCarthy said the Board should be consistent when talking with entities.
 - Andrew Smarra stated the Land Bank hasn't put any money into it, as long as it's reimbursed by the State grant.
 - Tom McCarthy moved a motion to amend the city's proposal to 15 years and to adopt the proposal, and David Lawrence seconded it.
 - Tom McCarthy asked them to bring the actual language.
 - Andrew Smarra stated he'd agree if the city is committed and it's in their budget.
 - Tim Aslaner stated it will go before the Board of Control.
 - Andrew Smarra stated that if there's funding in the budget for the improvements on the property, then he agrees.
 - Kathy Young asked if there was any value to the other properties given to the city, and Andrew Smarra stated yes.
 - Barb Phillips stated that if the city was keeping it properly.
 - Tim Aslaner stated it's not going to be vacant for 15 years.
 - Terry Emery stated there's a need. He will put it in the budget, but he can't guarantee the council will approve it. It's his intention for there to be funding.
 - Thayne Gray suggested making the transaction contingent on the City Council approving the funding.
 - Tim Aslaner suggested the Board agree to the terms but not sign the contract or finalize it until the funding has been appropriated. They'll go to the council. He doesn't think there will be a council issue. He recommended approving it with the modification of 15 years. Tim will inform the council and the Board of Control.
 - Brad Lutz suggested it be approved at the January meeting.
 - Andrew Smarra stated the city will have to maintain it.
 - Terry Emery stated they will maintain it going forward. He asks that anytime a property has a public interest, the Board supports it. He stated this has been ridiculous for this property.
 - Dave Lawrence moved a motion to approve the proposal from the city, with amending the terms from 10 years to 15. If the city conveys to a third party, the city will pay the Land Bank the fair market value, or if it isn't a public use. The Land Bank will wait until the city allocates funding, the 1st of January, and Tom McCarthy seconded. All in favor.
 - Tom McCarthy asked Thayne if he should have abstained from voting, though he doesn't benefit from it becoming a parking lot, and Thayne Gray stated no, Terry Emery didn't.
- N Maple St, Marysville
 - No update was provided.
 - 21910 Raymond Rd, Raymond
 - No update was provided.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated someone died, so now service has to be completed to the appropriate people.

Building Demolition and Site Revitalization Program

- Status
 - Heather Martin provided an update to the current program. The demolitions have begun on the Richwood properties, and the Plain City will begin soon.
 - Discussion happened over an email from Tom McCarthy regarding demolitions. Tom would like some kind of income limit for demolitions, and/or a lien placed on the properties.
 - Tom McCarthy asked why, if a property owner doesn't maintain their property, why they should get the demolition for free. Terry Emery stated he agreed.
 - Andrew Smarra stated that's the way he's felt about the program. He would like a lien on the properties.
 - Brad Lutz stated that if the property is already derelict, there's no incentive to demo it if there's a lien.
 - Heather Martin stated the Board will need to decide how they want to determine income, will people have to submit copies of their bank accounts or W2s, and the Board will have to decide what those income limits are.
 - Tom McCarthy asked Heather Martin to research if liens are allowed and to bring that information to the next meeting.

Brownfield Remediation Program

- Status
 - Heather Martin met virtually with Jeremy Hoyt to review the RFQ. His suggested changes were included. He suggested an exhibit from the developer, which has been requested.

New Business

- Old Goodwill Building
 - Tim Aslener has spoken with the attorneys.

Land Bank Grant Program

- Brad Lutz stated the grant would have a \$5,000 limit and is a reimbursement. It would require proof of contract. The Land Bank would repay the homeowner. Would stick to home safety or fire safety. The city already has a form that can be used.
- Andrew Smarra stated electrical would be good. It would be good PR for the fire department. He stated the Land Bank has appropriated \$100,000 for this program.
- Brad Lutz stated the city has a limit, but it's not a hard limit.
- Andrew Smarra stated this could be used to leverage the city's program and would be a feather in the fire department's cap. He'd like to get it going.
- Tom McCarthy – If limiting to health and safety, plumbing and wiring, what about home modifications for accessibility?
- Thayne Gray stated Senior Services does that.
- Cody Adams asked if Marysville has it; should the funds be used for the city?
- Andrew Smarra stated it's countywide. We can leverage what the city has already done. There are income levels.
- Tom McCarthy stated the lower to middle class.
- Kathy Young stated the city is just outside that.



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- Andrew Smarra stated he wanted to target safety. He'd like to kick off the program and get it moving.
- Thayne Gray stated Senior Services is income tested.
- Brad Lutz – Could use income limits or use LMI areas if focused on safety. He'll talk to Zac, and they can put together something for the next meeting for the Board's review.
- Tom McCarthy stated that he wouldn't focus just on Marysville, and Terry Emery agreed.

New Business

- Old Goodwill Building
 - Thayne Gray stated they filed the action at the beginning of July. Service on an agent happened 7/17/25 with an answer due next week.
 - Tim Aslener asked if it was tax delinquent.
 - Andrew Smarra stated it's more than two years delinquent.
 - Thayne Gray stated a little more than \$19,000 in back taxes.
- Elk of the Wood Property
 - Thayne Gray brought this property up, and Andrew Smarra stated they are acquiring it.
 - Thayne Gray stated this was a Country Time special lot on Taylor Road. It's in both Union and Delaware County. It's been lingering for a number of years. It has been foreclosed on. A petition was filed on Monday. They will work with the Delaware County Assistant Prosecutor and the Land Bank regarding this property.

Adjourn:

A motion was made by David Lawrence and seconded by Tom McCarthy to adjourn the meeting at 9:48 am. All in favor.

The City's Position Regarding the Minute Lube Property

The City desires to take ownership and possession of the Minute Lube Property that is currently owned by the Land Bank and desires to enter into a Transfer Agreement with the Land Bank, which would include a form of restrictive covenants containing the following general terms:

- The Land Bank would convey the property to the City at no cost with the condition that the City ensures the property serve as a public use that the City will maintain and oversee for a period of at least ten (10) years. However, the parties would agree that the public use may serve as a transportation hub, regardless of whether it is owned or operated publicly or privately.
- If within this ten-year period, the City chooses to discontinue the public use of the property, the City would pay the Land Bank the fair market value of the property at the time the City either conveys it to a third party or discontinues its public use, whichever occurs earlier.
- Provided the City has continued to maintain and oversee the public use of the land (or if it serves as a transportation hub) for the ten-year period immediately following the conveyance of the property, the City would own the land free and clear of any encumbrance or condition. The City would have no objection to recording a separate covenant personal to the Land Bank that sets forth these conditions.
- These terms, of course, would require final approval from the City's Board of Control.