

Union County Land Reutilization Corporation Board Meeting Minutes March 7, 2022

Attendance

Andrew Smarra, President, and Union County Treasurer (VM), Dave Burke, Union County Commissioners (VM); Terry Emery, Marysville City Manager (VM); Shelley Beeney, local realtor (VM).

Zach Andrews, City of Marysville Planning & Zoning Code Enforcement Officer; Tim Hansley, Union County Administrator; Brad Lutz, City of Marysville Finance Director/Deputy City Manager; Letitia Rayl, Acting Recording Secretary and Assistant County Administrator; and Thayne Gray, Assistant County Prosecutor; Tim Aslaner, Marysville City Law Director; Eric Phillips, Economic Development Director.

Andrew Smarra called the meeting to order at 8:27 a.m.

RESOLUTION 22-008 - Prior Meeting Minutes

A motion was moved by Terry Emery and seconded by Dave Burke to approve the prior meeting minutes. The motion carried.

Old Business

Project Update

Shelley Beeney presented the project information for 29345 St. Rt. 739, York Township, Parcel 3800030131000. Discussions were held regarding the impacts that a nearby solar installation and gravel quarry operation may have on the value of this property. Dave Burke suggested that the property be sent to market to see what the value would be. Shelley Beeney indicated that she would like to at least recoup the \$43,000 that the Land Bank has invested to date, to use the recouped dollars for the next project. Andy Smarra asked to confirm the \$43,000. Shelley confirmed the amount to be \$10,000 not \$43,000. Dave Burke indicated that recouping \$12,000 would allow the Land Bank to break even.

Zach Andrews

Resolution is going to City Council this week regarding the application for the Swifty property, it will be submitted by the deadline. The contractor will be on site tomorrow to assess the project.

Andy Smarra asked if there is still time to submit under phase two for the former Kroger site; Zach indicated that there possibly would not be enough time to get a submission in. Terry Emery indicated that they could see what transpires at the upcoming Council meeting. Zach indicated that they would need another resolution for funding from City Council for this submission.

Shelley Beeney asked for an overview of the project proposed for the former Kroger site. Discussion followed on the pending development and the proposed TIF.

Financial Update

As of the end of March the balance was \$ 441,610.97.

RESOLUTION 22-009 – Approval of Financial Report

A motion was moved by Terry Emery and seconded by Dave Burke to approve the financial report. The motion carried.

Tim Hansley noted that after June 3rd this treasurer position will need to be filled as he is leaving service as County Administrator.

Thayne Gray

Property foreclosure update on the Minit Lube property on Main Street; the property owner has been served and the department of taxation has been served. Andy Smarra indicated that they will likely foreclose on the property but unsure what is under the property. Zach asked if this a brownfield site, and if the land bank would front the funding. Andy Smarra responded that the Land Bank would. Terry Emery added that the City of Marysville will be a player in this project.

Dave Burke

Tiny house update: there are several tiny house options out there. Dave continued to provide a brief overview. Terry Emery suggested that the trailer park off Chestnut Street would be an ideal spot for tiny houses. Zach agreed and stated that the infrastructure for such a project is there, so it would make sense. Andy Smarra added that he has reached out to Habitat for Humanity regarding the possibility of working with them on the project. Dave stated that it would be important to determine how close can we get to the intended cost for the end user and that he would make a final pass and see if we can minimize the cost. Thayne Gray estimated the shortest time frame for a Treasurer foreclosure process is approx. six months.

Shelley Beeney

Shelley asked if there was an update on going to market on the Milford Center lot. All agreed that it should be marketed as soon as possible.

RESOLUTION 22-010 – Approval of Real-estate Agent to Market the Milford Center Lot

A motion was moved by Terry Emery and seconded by Andrew Smarra to approve Jim Wimmers as the real estate agent to market the Milford Center lot. The motion carried.

Shelly will reach out to Jim.

New Business

Zach Andrews

Zach is currently researching N. Main property and Delaware Ave. property; there appears to be significant family legal issues amongst regarding these properties.

RESOLUTION 22-011 – Adjourn Meeting

A motion was moved by Dave Burke and seconded by Terry Emery to adjourn the meeting at 9:33 a.m. The motion carried.