



Union County Land Reutilization Corporation November 2, 2023

Attendance:

Directors Present: Andrew Smarra, President; Bill Narducci for Dave Burke; Terry Emery; David Lawrence; and Shelley Beeney.

Guests Present: Luke Fleming, Union County-Marysville Economic Development; Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Zach Andrews, City of Marysville; Letitia Rayl, Union County Commissioner's Office; Bob Lamb, Connect Ohio; Tim Aslander, City of Marysville; Steven Clayman, Marysville Steel; Greg Boll, Rj Boll Realty; Jeff Boll, Rj Boll Realty; Terry Turner, Liberty Township; and 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 October 12, 2023, minutes as presented, and Terry Emery seconded. All in favor.

Financial Report

- Andrew Smarra provided the financial report to Brad Lutz for reporting. The balance is \$839,162.26. There is one check outstanding. Andrew reported on payments and deposits. 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.
- Terry Emery moved a motion to accept the Financial Report and David Lawrence seconded. All in favor.

Current Property

- 21910 Raymond Road/Nash Property
 - Terry Turner, the Zoning Inspector for the Township attended the meeting and requested the Land Bank act immediately on cleaning up this property and not wait for the demolition grant. Andrew Smarra stated the Land Bank could use funds to pay for this demolition. Mr. Turner stated there is no permit required by the Township and that there is a septic tank. Andrew asked Heather Martin to have the asbestos survey completed as soon as possible so action could move forward. Heather Martin stated this property could still be included in the Demolition grant for reimbursement, it just depends on the State's approval if reimbursement will happen.
 - Andrew Smarra moved a motion to expedite the demolition of this property at the cost of the Land Bank and David Lawrence seconded. All in favor.
 - Terry Turner will provide written information on this property to Andrew.
 - Andrew Smarra moved a motion that the Board will allow contract action and David Lawrence seconded. All in favor.
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew reported the environmental reports are not back.
- 301 North Main Street
 - Andrew asked about including this property in the State Demolition grant, which can be done as long as all paperwork is completed.

New Business

- Demolition and Brownfield Programs
 - Heather Martin provided a spreadsheet of the projects received for demolition.
 - Bob Lamb spoke to the Board regarding the projects he wanted to include in the demolition program. He provided project packages for each of the properties. These properties are owned by the City, but they have a lease with his company.



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- Discussion happened around this project and the Board agreed that it should be included as long as all required information was received.
- Steven Clayman provided information on the Marysville Steel property and their request for assistance from the Land Bank. They would like the demolition of the buildings. They don't have an estimate for demolition and any environmental issues are unknown.
- Jeff Boll reported they're unsure if they want full demolition or part demolition.
- Heather Martin will send an email regarding the information required to apply for the grant.
- Bob Lamb brought up the Crazy Scotty site and stated they would submit it for demolition.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Shelley Beeney reported there is no update. Andrew asked Thayne Gray about advertising and foreclosing on the property. Thayne reported that an updated title search needs to be completed to kickstart the foreclosure. He reported he'll try to work on this if time allows before the next meeting. The person who typically does the title searches has been unavailable.
- 205 East Blagrove
 - There is no update on this property. Andrew asked about outsourcing the title search. Thayne reported there are no inherent problems, but it may take longer. Andrew will follow up with Thayne.
- 303 South Main St/Former Goodwill location
 - Zach Andrews reported this property is still in court.

Other

- Andrew Smarra reported the 2024 Budget would be discussed at the December meeting.

Adjourn:

A motion was made by Terry Emery and seconded by David Lawrence to adjourn the meeting at 9:27 a.m. All in favor.