



Union County Land Reutilization Corporation

Union County Land Reutilization Corporation November 6, 2025

Attendance:

Board Members Present: Andrew Smarra; Terry Emery; David Lawrence; Tom McCarthy.

Board Members Absent: Cody Adams

Guests Present: Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Tim Aslaner, City of Marysville; Bill Narducci, Union County; Jeremy Hoyt, City of Marysville; Bob Lamb, Connect Realty; Tony Eufinger; Kathy Young; Brad Bodenmiller and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

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

Financial Report

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

Minutes:

- Terry Emery moved a motion to approve the October 9, 2025, minutes as presented, and Tom McCarthy seconded. All in favor.

Land Bank Owned Property

- N Maple St, Marysville
 - Tony Eufinger attended, representing Four Paws. His client is interested in purchasing this parcel for \$5,000.
 - Tom McCarthy asked if the Land Bank could convey the property without a public sale.
 - Thayne Gray stated yes, they were formed like a CIC.
 - Tom McCarthy moved a motion to accept the offer pending a written offer and allowing Andrew Smarra to act on it, and Terry Emery seconded. All in favor.
- 301 North Main Street/Minute Lube
 - Terry Emery reported that the funding is in the budget currently.
- 12947 St Rt 739/Lambert Property
 - Andrew Smarra reported that this property has been conveyed.
- Elk of the Wood Property
 - Andrew Smarra stated he plans to drive past it, and Thayne Gray provided further information.
- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - There was no update.
- 21910 Raymond Rd, Raymond
 - There was no update.

- May St (2 parcels), Rose St, 41 Rose St, Magnetic Springs
 - No update on these parcels as no one from Magnetic Springs attended.
- 31422 St Rt 31, Richwood
 - There was no update.

Property Watch

- 205 East Blagrove
 - Thayne Gray stated he's still working on service.

Brownfield Remediation Program

- Status
 - Andrew Smarra provided information on this item. There was a scheduled bid opening, but the developer requested through the City of Marysville that it be cancelled. The developer, Bob Lamb, spoke about the project. He reached out to ODOT directly and wanted the Land Bank to sign a letter along with the City of Marysville, saying this project would happen. He's also requested that the time be extended for the project. The developer provided information that he thinks is missing from the RFQ.
 - Brad Bodenmiller provided a timeline that would be required for the new RFQ.
 - Bob Lamb must get the RFQ updates to Heather Martin by 11/14/2025.
 - Heather Martin will send the updated RFQ to Andrew Smarra by 11/21/25.
 - Andrew Smarra will give the okay by 11/25/25.
 - The RFQ will be published by 11/26/25.
 - Tom McCarthy stated he supported extending the deadline and providing a letter of support.
 - For the bid opening, one bid was received by the developer.
 - Thayne Gray stated it would be cleanest for the bid to be withdrawn before the opening, and Bob Lamb did so. Thayne stated that since there are no bids, the RFQ could be posted again.
 - Discussion happened regarding the timing of the next meeting and bid opening, as it's required to be posted three weeks online.
 - Brad Bodenmiller reiterated the timeline needed for editing and posting of the RFQ.
 - Andrew Smarra moved a motion to move the December meeting to December 18 at 9:00 am. This will be a special meeting for the purpose of regular board activities and bid opening, and Tom McCarthy seconded. All in favor.

Building Demolition and Site Revitalization Program

- Heather Martin received a question from a property owner in the upcoming round of demolitions. The owner wanted to know what would happen with the lien if his father passed away and the property was transferred to the sons. This property will not be sold.
- Discussion happened among attendees regarding this.
 - Andrew Smarra suggested the lien could go with the property to the new ownership.
 - Thayne Gray stated it would need to be paid back.
 - Andrew Smarra asked about making an exception, and Kathy Young asked why?
 - Tom McCarthy stated the lien was put in place to recoup due to a sale and profit.

- Andrew Smarra stated they didn't want anyone to use the program for an economic benefit.
- Tim Aslaner stated they could write something saying the executor could have it forgiven.
- Andrew Smarra stated it wouldn't be forgiven.
- Kathy Young stated it has to be paid.
- Tim Aslaner stated the lien stays with the property.
- Andrew Smarra stated they want it for the period.
- Kathy Young said she thought the Board wanted to recoup.
- Andrew Smarra stated the Land Bank is not recouping; they just don't want the owners to gain.
- Attendees further discussed this item. The result was that when the property sells or transfers, the remainder of the lien is due. The property owner can petition the Board for a different result in the event it happens.
- Heather Martin provided a list of properties on the demolition list for the next round.
 - David Lawrence moved a motion to have asbestos surveys completed for the demolition properties, and Tom McCarthy seconded. All in favor.

Brownfield Remediation Program

- Discussion happened over the next program round and possible projects.

Land Bank Grant Program

- No update provided.

New Business

- Andrew Smarra brought up a house on 6th Street. The Board discussed this property.
 - Terry Emery moved a motion for the Land Bank to acquire it, and David Lawrence seconded. All in favor.
- Bob Lamb mentioned single-family homes, land lease property, and what other counties are doing.

Adjourn:

A motion was made by David Lawrence and seconded by Terry Emery to adjourn the meeting at 9:35 am. All in favor.