



Union County Land Reutilization Corporation

UNION COUNTY LAND REUTILIZATION CORPORATION BOARD MINUTES OF AUGUST 3, 2023

Attendance:

Directors Present: Andrew Smarra, President and Union County Treasurer; David A. Lawrence, Union County Commissioner; Dave Burke, Union County Commissioner; Terry Emery, Marysville City Manager; and Shelley Beene, Local Realtor.

Guests Present: Savannah Allen, Union County-Marysville Economic Development Project Coordinator; Thayne Gray, Union County Assistant Prosecuting Attorney; Zach Andrews, City of Marysville Code Enforcement; Tim Aslander, City of Marysville Law Clerk; William Narducci, Union County Administrator; Brad Lutz, Marysville Deputy City Manager/Finance Director/Land Bank Treasurer; Letitia Rayl, Assistant County Administrator/Budget Officer; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Mr. Smarra called the meeting to order at 8:29 a.m.

Minutes:

- Mr. Emery moved a motion to approve the minutes from the special July 13, 2023, meeting as submitted, and Commissioner Burke seconded. All in favor.

Financial Report

- At the time of this agenda item, Mr. Lutz did not have online access to provide an updated financial status. He is working with the bank to get online access to the account. At the end of the meeting, he stated the balance as of July 31, 2023, is \$844,002.18.
- Mr. Smarra reported they had three or four payments in this timeframe, a large one for the former Swifty Gas Station.

Old Business

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Mr. Smarra asked about the status of the reimbursement for this project and Ms. Allen reported it's ongoing. Mr. Smarra reported this project is well under budget.
- Mowing of properties
 - Mr. Emery asked about the mowing of Land Bank properties and Mr. Smarra reported that Larry Poling is mowing the lots.
- 301 North Main Street
 - Mr. Smarra reported that there seemed to be a sense of urgency with this property. Mr. Emery stated there's an interest from a nearby property owner.
 - Mr. Smarra stated this would be a Brownfield project. Ms. Allen explained that the Brownfield program is currently not allowing replacement properties.
 - Mr. Smarra stated a bid package is needed.
 - Ms. Allen questioned if it should wait for the new round of applications with the Department of Development.
 - Mr. Smarra stated he wants to file an application. There are no gas tanks but there are motor oil tanks.
- Demolition and Brownfield Programs



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- Mr. Smarra reported the Commissioners named the Land Bank as the administrator for this grant.
 - Ms. Beeney reported a meeting happened on Friday, July 28 to discuss the program and action. She shared information on properties in the Village of Richwood. One of the properties is behind in taxes and Mr. Smarra advised that it qualifies for tax foreclosure. Ms. Beeney gave the information to Mr. Gray.
 - A discussion happened regarding the Land Bank owning properties to be considered for foreclosure and Mr. Smarra stated this was not needed.
 - A draft letter for the demolition program was provided to the Board for review. Mr. Thayne questioned the suggested deadline of September 30. After discussion, the Board agreed that a deadline of September 15 would be appropriate.
 - Discussion happened over submitted properties' guidelines, qualifications, and priority. Commissioner Burke suggested Ms. Beeney would be the most qualified to prioritize properties received for the program.
- 205 East Grove
 - Ms. Beeney asked about the status of this property. Mr. Smarra asked that it be a priority tax foreclosure.
 - Old Eagles property
 - Mr. Smarra asked if there were any updates on this property. Mr. Gray stated he has had some conversations.
 - 12947 St. Rt. 739/Parcel No. 1300190290000/Lambert Property
 - Mr. Smarra asked if there were any updates on this property. Ms. Beeney advised there has been a discussion and suggested the demolition letter be sent to the owners.

New Business

- Mr. Emery advised that designees need to attend for Commissioner Burke and himself at the next meeting. Mr. Narducci stated he will also be unavailable. Mr. Smarra advised this would not be an issue for a quorum.

Adjourn:

A motion was made by Mr. Emery and seconded by Commissioner Lawrence to adjourn the meeting at 8:48 a.m. All in favor, motion carried.