

Union County Land Reutilization Corporation Board Meeting Minutes of February 2, 2023

Attendance:

Voting Members Andrew Smarra, President and Union County Treasurer; David A. Lawrence, Union County Commissioner; Dave Burke, Union County Commissioner; Terry Emery, City of Marysville City Manager; and Shelley Beeney, local realtor, were present.

Also in attendance were: Brad Lutz, City of Marysville Finance Director/Deputy City Manager; Sara Early, Clerk to the Board of Commissioners and Acting Secretary to the Land Reutilization Corporation Board; Thayne Gray, Assistant Prosecuting Attorney; Savannah Allen, Union County-Marysville Economic Development, Project Coordinator; Zach Andrews, City of Marysville Code Enforcement; William Narducci, County Administrator; Letitia Rayl, Assistant County Administrator/Budget Officer and Land Bank Treasurer; and Luke Fleming, Union County-Marysville Economic Development Services Manager.

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

Resolution 23-07 – Approval of January 12, 2023 Meeting Minutes

A motion was made by Terry Emery and seconded by Dave Burke to approve the January 12, 2023 meeting minutes. All in favor, motion carried.

Resolution 23-08 – Approval of January, 2023, Financial Update

Ms. Rayl presented the January 2023 Financial Update:

Union County Land Reutilization Corporation			
Monthly Bank Reconciliation			
		Ending	1/31/2022
Beginning Balance	\$	694,648.85	
Checks/wires/ACH issued	\$	(38.00)	401 E 5th St Mortgage Release - UNCO Recorder
Other Expense	\$	-	401 E 5th St Demo Permit - UNCO Engineer
Wire Fee	\$	-	
Interest Earned	\$	91.35	
Deposits	\$	-	
Incoming Wire	\$	-	
Other Income	\$	-	
Ending Balance	\$	694,578.60	

Account Summary		Interest Summary	
Date	Description	Amount	Description
12/31/2022	Beginning Balance	\$694,648.85	Interest Earned From 12/31/2022 Through 01/31/2023
	1 Credit(s) This Period	\$91.35	Annual Percentage Yield Earned
	2 Debit(s) This Period	\$161.60	Interest Days
01/31/2023	Ending Balance	\$694,578.60	Interest Earned
			Interest Paid This Period
			Interest Paid Year-to-Date
			Average Ledger Balance
			\$694,638.75

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Account Activity				
Post Date	Description	Debits	Credits	Balance
12/31/2022	Beginning Balance			\$694,648.85
01/30/2023	CHECK # 1027	\$38.00		\$694,610.85
01/30/2023	CHECK # 1028	\$123.60		\$694,487.25
01/31/2023	INTEREST		\$91.35	\$694,578.60
01/31/2023	Ending Balance			\$694,578.60

Checks Cleared					
Check Nbr	Date	Amount	Check Nbr	Date	Amount
1027	01/30/2023	\$38.00	1028	01/30/2023	\$123.60

* Indicates skipped check number

A motion was made by Dave Burke and seconded by David A. Lawrence to approve the Financial Report as presented. All in favor, motion carried.

Update on 401 East 5th Street/Former Swifty Gas Station/Brownfield

Mr. Andrews stated that the bid opening is February 11, 2023.

Ms. Allen stated that the funds are through the state's Brownfield Remediation Program and have a two year window. They will be seeking a one year extension for this site and the silo site whether they end up needing it or not.

Mr. Andrews stated that they will move forward as if there is no extension.

Mr. Smarra stated that bids are coming in and all of the permits have been pulled for demolition of the building.

Mr. Andrews stated that the city crews are going to demolish the concrete building. When the asbestos work was done, they had a new lock put on and have the key. Mr. Andrews and Mr. Emery stated that they already have the property blocked off.

Mr. Andrews stated that some of the neighbors have been parking there and they will get them tagged and towed if they continue to do so.

Update on 332 South Oak Street – (Danny L. Caudill)

Mr. Gray stated that he has not yet had contact with Mr. Caudill regarding documentation and a contract for the sale of this property.

Update on 351 North Maple Street/The Four Paws Resort LLC

Mr. Gray stated that regarding the small strip of land, they have received an order of sale from the clerk's office, who will also schedule the sale.

Update on 301 North Main Street/Minit Lube.

Mr. Gray stated that he filed a motion on this property on January 27, 2023. He is emailing the magistrate and requesting notice when the court acts because he does not trust that things will be posted in a timely manner.

Mr. Smarra stated that the Minit Lube property went through two sheriff sales and received no bids. They have to give the schools or the city the opportunity to claim the property. If there are no claims from those entities, the Land Bank then takes the property.

Mr. Emery stated that there is a party that is interested in this property.

Mr. Smarra stated that the city would have to do the demolition. He thinks the property would be better utilized if it went to the Land Bank.

Mr. Andrews stated that the Land Bank would be eligible for more funding.

Mr. Smarra stated that when he asked for the extension, he followed up with the Office of Development to make sure they got the extension request and asked if there was more money out there. Currently there is not, but a biennial budget is coming up so there might be an opportunity there.

Ms. Allen stated that hopefully with the next biennial budget, they will put more funds in it, since those dollars were very sought after.

Mr. Andrews stated that there are two or three vehicles and a stack of tires still on the property.

Mr. Gray stated that he sent a status letter to Ann Brenneman and told her if the Land Reutilization Corporation Board gets the property, they will not allow individuals on the property to remove items because of the liability.

Mr. Andrews stated that the Health Department does some kind of property removal once a year so he could reach out to them. They had a pretty strict no commercial property rule, but they might be able to work around that.

Commissioner Burke stated that the Solid Waste District does that too and they just signed a contract with a tire shredder and that would be the fastest way to get rid of the tires.

Mr. Gray stated that he is working on some property in Raymond.

New Business

21910 Raymond Road

Mr. Smarra stated that Liberty Township zoning officers contacted Mr. Gray about another property. Mr. Smarra spoke to the deeded owner and there is approximately \$26,000 - \$27,000 tax liability on the property because of special assessments. The owner would like the liability removed, but Mr. Smarra stated that will not occur, but they can foreclose on the property and demolish it. This is within the scope of the Board of Revision. Any offer entails the owner cleaning up the site.

303 South Main Street

Mr. Andrews stated that the Goodwill building is owned by an LLC and is not too far in arrears. The city has been asking them nicely to make some improvements. It does not sound like that will happen so their attorney asked if the Land Bank would consider a donation of that property and demolish it. It is the round roof, stone building. The city has had some engineers and architects look into it and the last group walked away because they did not feel safe in the building. Because it's over the top of Town Run, they may have to shore the walls to keep it from falling over on another building. The historical society has approved demolition.

Mr. Emery stated if shoring along Town Run needs done, they may have some funding to help.

Mr. Lutz stated that there would be funds available to Town Run.

Mr. Gray stated that they do not need an action to discuss this.

Mr. Emery stated that they might be able to come up with estimates and the course of action.

Mr. Gray stated they should probably do a little due diligence and check the title to make sure they know

what they are getting.

Mr. Smarra stated he will get more details before the March meeting.

Mr. Andrews asked if he could tell the owners that they are open to it and invite them to the next meeting. Town Run is perpendicular to Seventh Street and then it goes at an angle under this building.

Mr. Emery stated that they talked about vacating that section of Seventh Street between Court and Main and extending the parking lot.

Mr. Andrews stated that Clayton Conley owns that property, which is two separate parcels.

Resolution 23-09 – Adjourn Meeting

A motion was made by Terry Emery and seconded by Dave Burke to adjourn the meeting. All in favor, motion carried.

Mr. Smarra adjourned the meeting at 8:53 a.m.