



Union County Land Reutilization Corporation June 6, 2024

Attendance:

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

Guests Present: Zach Andrews, City of Marysville; Savannah Allen, Union County-Marysville Economic Development; Isaiah Heyman, Union County-Marysville Economic Development; Thayne Gray, Union County Prosecutor's Office; Adam Hodnichak, Union County Foundation; Tim Aslaner, City of Marysville; Greg Gerten, Allen Township; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:32 a.m.

Minutes:

- Terry Emery moved a motion to approve the May 2, 2024, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Andrew Smarra provided the financial report. The balance is \$1,000,024. Received reimbursement from the State and still have around \$100,000 to submit.
 - Terry Emery moved a motion to accept the report and David Lawrence seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra reported it has been reseeded and the old part needs mowed. The sidewalk has been completed. Waiting on the final report and to find out if OEPA will require any additional testing.
 - Zach Andrews asked if there would be an environmental covenant and Andrew reported he didn't think so. Thayne Gray stated there is currently one on the property that will need to be released. Andrew was unaware of this. This will need to be cleared.
- 301 North Main Street/Minute Lube
 - Andrew Smarra reported demolition has not started on this project because the contractor is busy with another project.
 - Terry Emery stated he wants the Land Bank to hold onto this property and talk to the City if there is interest in it. He stated if the Land Bank wants to grant it to the City, they would be interested.
 - Savannah Allen asked if this was getting state funds, if so it needs to go through the process.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Thayne Gray stated he received a return of service. He spoke with the property owner regarding the address, and it has been resent to her.
- 205 East Blagrove
 - Thayne Gray stated a complaint has been prepared and is back out for review due to title issues.
- 260 W 4th Street



Union County Land Reutilization Corporation

- Shelley Beeney stated this property is still listed for sale and the price was dropped in May.
- Zach Andrews stated he believes it's in a contract.
- Andrew Smarra stated he checked it out.

- 507 W 9th Street
 - The owner of this property is deceased. The property is \$20,000 in arrears. Andrew Smarra will check it out.

- 517 E 5th St
 - Zach Andrews asked that this property be added to the agenda. He reported this property is \$30,000 in arrears.
 - Andrew Smarra stated he put together a priority list for properties in arrears and didn't believe this was on the list. He'll follow up.

New Business

- Public Records Request
 - Andrew Smarra reported there was a request for all the Land Bank documents and they were provided to the person who requested them.
- Greg Gerten from Allen Township attended to ask about the property that is included in the demolition program.
 - Terry Emery moved a motion to approve the Land Bank to move forward with the asbestos remediation and demolition of this structure and David Lawrence seconded. All in favor.
 - Thayne Gray expressed concerns about providing demolitions outside of the grant process.
 - Andrew Smarra wondered if the demolitions were taxable income and if the Land Bank would have to provide 1099.
 - Andrew Smarra will reach out to a company to have the asbestos remediation completed and for demolition.
- Adam Hodnichak stated the Foundation still had an interest in the Swifty lot.
- Zach Andrews brought up a property on Delaware Avenue. There's a potential for someone to buy it. It abuts a rail line. Possibility of Environmental issues.
- Savannah Allen introduced an intern, Isaiah Heyman.
- Andrew Smarra stated he reached out to Ohio EPA and the owners of a site in Jerome Township. He reports that Ranco owns a large parcel of 78 acres on US 42. Plain City is interested in the property. He's not sure if anything can come of it. He hasn't committed but did reach out to them. Andrew has spoken to environmental people about it. He just wanted to mention it to the Board.
- Savannah Allen advised on State Funding and other possibilities. She asked about having the Land Bank Association come to speak to the group about possible activities. Andrew Smarra stated that UCLRC did not join the Ohio Land Bank Association. Heather Martin will reach out to Shawn Carvin about speaking at the meeting.

Building Demolition and Site Revitalization Program

- Status
 - The application was filed in December. Currently, we're waiting for approval from the State.

Brownfield Remediation Program

- Status
 - The application was filed in December. Currently, we're waiting for approval from the State.



Union County Land Reutilization Corporation

Adjourn:

A motion was made by Bill Narducci and seconded by David Lawrence to adjourn the meeting at 9:07 a.m. All in favor.