



Union County Land Reutilization Corporation November 7, 2024

Attendance:

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

Guests Present: Zach Andrews, City of Marysville; Brad Lutz, City of Marysville; Bill Narducci; Tim Aslaner, City of Marysville; Greg Gerten, Allen Township and Union County Foundation; Kathy Young; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:34 a.m.

Minutes:

- David Lawrence moved a motion to approve the October 3, 2024, minutes as presented, and David Burke seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance as of October 31 is \$916,915.34.
 - Terry Emery moved a motion to accept the report and David Burke seconded. All in favor.

Current Property

- 401 E 5th St/Former Swifty Gas Station/Brownfield Project
 - Andrew Smarra reported three test wells show limits above what's acceptable, but it's declining. Once it reaches acceptable levels, the Land Bank can move forward with selling the property.
- 301 North Main Street/Minute Lube
 - Andrew Smarra reported this is now an empty lot. It looks good. Terry Emery asked about the plan for the property. He wants the City involved in what happens to this property. He reported that currently there's a rail study happening. This property is on the rail line and has the potential to be a station. The rail would be in place in 2030 or 2032. He would like the Land Bank to hold off on making decisions until it's known if this property is in a good location.
 - David Burke agreed that this location is the most convenient when thinking about a potential rail line.
 - Terry Emery asked the Land Bank to hold off on any decisions about this property.
 - David Lawrence stated he doesn't want to hold off on a decision for years.
 - Terry Emery stated it would be 6 to 8 months.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Andrew Smarra reported there's a summary judgment and it will go up for Sheriff's sale.
- 205 East Blagrove
 - No update.
- 507 W 9th Street
 - No update.



- 517 E 5th St
 - Andrew Smarra stated this property is in a land contract. Thayne has reached out to the owners.
- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000
 -

Building Demolition and Site Revitalization Program

- Status
 - Andrew Smarra asked the Board if they wanted to bid on the remaining four projects together and they stated they did.

Brownfield Remediation Program

- Status
 - The State gave the Land Bank until November 7 to cure this project. Heather Martin was in contact with Connect Realty about the items needed.

Land Bank Grant Program

- Brad Lutz stated he spoke with Jeremy Hoyt. The City is good to partner with the Land Bank to help with projects throughout the county. The programs could be combined to handle larger projects. The City has had discussions about the way to handle it.
- Zach Andrews suggested trying to market it with the Chip program to allow stacking funding opportunities.
- Greg Gerten asked for information about the program and Zach Andrews, Andrew Smarra and Bill Narducci provided it.
- David Burke stated they have trouble getting rid of funds because people aren't applying.
- Andrew Smarra suggested the Land Bank could be the person who coordinates it.
- Andrew Smarra moved a motion to approve a Resolution to allocate \$100,000 in the budget to the Improvement Grant Program with details submitted to the Board for approval and David Burke seconded. All in favor.

New Business

- Andrew Smarra stated that Magnetic Springs has several properties that may be deed-in-lieu. They haven't been presented to the Council yet. There could be several legal challenges.
- Andrew Smarra stated that at the recent housing meeting, it was suggested the Land Bank had a housing study completed. Terry Emery will follow up on it.
- Greg Gerten stated the Foundation has identified a different property for their location. They're looking to make a center.
- Brad Lutz stated the City has closed on Old Town Auto and Marysville Steel. The City will work on demolishing the properties. Terry Emery stated they're considering a path or multi-use trail. Andrew Smarra suggested a road and Terry Emery stated both options are open.
- Zach Andrews reported that they have a meeting with the design professional person working on the Goodwill building.
- Heather Martin provided a copy of a completed project list and asked the Board to confirm no projects had been overlooked. This information will be used to create a map for the website. Additionally, any pictures of these projects can be forwarded to Heather to include on the website.

Adjourn:

A motion was made by David Lawrence and seconded by David Burke to adjourn the meeting at 9:12 a.m. All in favor.