

# **Union County Land Reutilization Corporation Board Meeting Minutes of January 12, 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 Tim Aslaner, City of Marysville City Law Director.

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

**Resolution 23-1 – Approval of December 1, 2022 Meeting Minutes**

A motion was made by Terry Emery and seconded by Dave Burke to approve the December 1, 2022 meeting minutes. All in favor, motion carried.

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**December Financial Update**

Ms. Rayl stated that there was no activity in December other than interest earned.

**Union County Land Reutilization Corporation**  
**Monthly Bank Reconciliation**  
 Ending 12/31/2022

Beginning Balance		\$	694,563.22
Checks/wires/ACH issued		\$	-
Other Expense		\$	-
Wire Fee			
Interest Earned	12/30/2022	\$	85.63
Deposits		\$	-
Incoming Wire		\$	-
Other Income		\$	-
<hr/>			
Ending Balance		\$	694,648.85

*Letitia Rayl* 1/5/2023  
 Union County LRBC Treasurer



**Statement Ending 12/30/2022**  
UNION CO LAND REUTILIZATION Page 3 of 4  
Customer Number:XXXXXXXX8655

**PUBLIC FUNDS-XXXXXXXX8655 (continued)**

**Account Activity**

Post Date	Description	Debits	Credits	Balance
12/01/2022	Beginning Balance			\$694,563.22
12/30/2022	INTEREST		\$85.63	\$694,648.85
12/30/2022	Ending Balance			\$694,648.85

**Daily Balances**

Date	Amount
12/30/2022	\$694,648.85

**Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

**Resolution 23-2 – Approval of December Financial Report**

A motion was made by Terry Emery and seconded by Dave Burke to approve the December 2022 Financial Report. All in favor, motion carried.

**Review and Consideration of the Financial Statements to be Filed with the Auditor of State for 2022**

Mr. Smarra distributed copies of the 2022 Financial Statements to be filed with the Auditor of State.

**Union County Land Reutilization Corporation  
Union County, Ohio**

**Financial Statements – Unaudited**

**For Year Ending December 31, 2022**

**Union County Land Reutilization Corporation  
Union County, Ohio**

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**Union County Land Reutilization Corporation  
Union County, Ohio**

Management's Discussion and Analysis  
for the Year Ended December 31, 2022

The discussion and analysis of the Union County Land Reutilization Corporation's (the "Corporation") financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2022. The intent of this discussion and analysis is to look at the Corporation's performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Corporation's financial performance.

**Financial Highlights**

**Key financial highlights for 2022 are as follows:**

- The UCLRC completed the sale of 2 parcels during 2022 sales value of \$57K
- The UCLRC has received a confirmed Brownfield Grant from the State of Ohio to demolish and remediate a vacant gas station in Marysville, Ohio
- Total revenue for 2022 was \$259K including \$200.8K of intergovernmental revenue

**Using this Annual Financial Report**

This annual report consists of a series of financial statements and notes to those statements. These statements are prepared and organized so the reader can understand the Corporation as a financial whole or as an entire operating entity. The statements then proceed to provide an increasingly detailed look at our specific financial condition.

The Statement of Net Position and Statement of Activities provide information about the activities of the whole Corporation. Presenting both an aggregate view of the Corporation's finances and a longer-term view of those assets. The statement of Activities shows changes to net position related to each department of the Corporation. Fund financial statements illustrate how services were financed in the short-term as well as what dollars remain for future spending.

**Reporting the Corporation as a Whole**

**Statement of Net Position and the Statement of Activities**

The Statement of Net Position and Statement of Activities include all assets and deferred outflows of resources and liabilities and deferred inflows of resources using the accrual basis of accounting similar to the accounting method used by the private sector. The basis for this accounting takes into account all of the current year's revenues and expenses as to when the cash was received or paid.

These two statements report the Corporation's net position and the changes in net position. The change in net position is important because it tells the reader whether, for the Corporation as a whole, the financial position for the Corporation has improved or diminished. However, in evaluating the overall position of the Corporation, non-financial information such as the condition of the Corporation's capital assets will also need to be evaluated.

**Reporting the Corporation's most significant Fund**

**Fund Financial Statements**

The presentation for the Corporation's only fund, the General Fund, focuses on how resources flow into and out of it and the balance that is left at year-end and available for spending in future periods. The general fund is reported using modified accrual accounting which measures cash and all other financial assets that are expected to be readily converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future on services provided to the Corporation's government constituents. The relationship (or difference) between governmental activities (reported on the Statement of Net Position and the Statement of Activities) and the general fund is reconciled in the financial statements.

**Union County Land Reutilization Corporation**  
**Union County, Ohio**

Notes to the Basic Financial Statements  
for the Year Ended December 31,2022

**Note 1 – Reporting Entity and Basis of Presentation**

Union County Land Reutilization Corporation (the Corporation) is a not for profit community improvement corporation, organized on November 17, 2016 by the Board of County Commissioners of Union County under the authority of Chapter 1724, Ohio Revised Code.

The Corporation's governing body is a 5 member Board of Directors, consisting of the County Treasurer, two representatives of the Board of County Commissioners, a representative of the largest municipality, and a real estate representative.

The Corporation is classified as a component unit of Union County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement NO. 39 and GASB Statement NO.61.

The corporation is dedicated to strategically acquiring tax foreclosed property and other foreclosed property from Common Pleas Court proceedings, Sheriffs Sale, Bank Real Estate Owned, County Auditor, third parties, and through donations. The Corporation then strives to put the properties back to productive use.

The reporting entity for the Corporation is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government consists of all funds, departments, boards, and agencies that are not legally separate from the Corporation and any other organizations that would need to be included to ensure the financial statements of the Corporation are not misleading.

Component units are legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization's governing board; and 1) the Corporation is able to significantly influence the programs or services performed or provided by the organization; or 2) the Corporation is legally entitled to or can otherwise access the organization's resources; the Corporation is legally obligated or has otherwise assumed the responsibility to finance the deficits of , or provide financial support to the organization; or the Corporation is obligated for the debt of the organization. Component units may also include organizations for which the Corporation authorizes the issuance of debt, or the levying of taxes or determines the budget. There are no component units included as part of this report.

**Note 2 – Summary of Significant Accounting Policies**

The financial statements of the Corporation have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to local governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Corporation's accounting policies are described below.

*Basis of Presentation*

The Corporation's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

### Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government. These statements usually distinguish between those activities of the Corporation that are considered business-type. The corporation, however, does not have business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expense and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore are clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. The Corporation had no program revenues in 2022. Revenues which are not classified as program revenues are presented as general revenues of the corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program self-finances or draws from the general revenues of the Corporation.

### Fund Financial Statements

During the year, the Corporation segregates transactions related to certain Corporation functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

### ***Fund Accounting***

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restriction or limitations.

For financial statement purposes, the Corporation's fund is classified as a governmental fund.

### Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as the fund balance. The following is the Corporation's only governmental fund:

**General Fund** – The general fund accounts for all financial resources that are received from all County sources, including but not limited to the County Auditor and Treasurer as approved by the Union County Board of Commissioners which approved an additional 5% DTAC allocation calculated by the County Auditor after the 1<sup>st</sup> and 2<sup>nd</sup> half collections. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of the State of Ohio.

### **Measurement Focus**

#### Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources with a measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

### Fund Financial Statements

The general fund is accounted for using a flow of current financial resources with a measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet.

The statement of revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statement therefore include reconciliation with brief explanations to better identify the relationship between government-wide statements and the statement for the general fund.

### ***Basis of Accounting***

Basis of accounting determines when transactions are recorded in the financial records, and when they are reported on the financial statements. Government-wide financial statement are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred inflows/outflows of resources, and in the presentation of expenses versus expenditures.

### ***Revenues – Exchange and Nonexchange Transactions***

Revenue resulting from exchange transaction, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, includes grants, entitlements and donations. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the resources provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, interest and grants revenue sources are considered to be both measurable and available at year-end.

### ***Gift Acceptance***

The Corporation will accept stock, structures, land, cash or other negotiable instruments as a vehicle for donors to transfer assets to the Corporation. Transfer and recording the value of the asset shall be done in a consistent manner and in compliance with accounting standards. The executive may sell any stock given to the Corporation immediately upon receipt by the Corporation or may retain it as an asset of the Corporation.

The Corporation shall accept contributions for goods or services, other than cash, that are related to the programs and operation of the Corporation. Any other contributions of non-cash items must be reviewed and approved by the Board of Directors before acceptance

In 2022, the Corporation received donations of \$0 in cash or value.

### ***Deferred Outflows/Inflows of Resources***

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents consumption of net position that applies to future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future periods and will not be recognized as an inflow of resources (revenue) until that time.

### ***Expense/Expenditures***

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

### ***Budgetary Process***

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for purely governmental entities.

For the year ended December 31, 2022 there was an operating budget approved by the Board of Directors. The 2022 operating budget was approved at the January meeting of the Board of Directors in 2022.

The budget is compiled by the Treasurer, and the President.

The organizational budget must be prepared on an accrual basis according to the organization's chart of accounts:

- Assets: current, fixed other
- Liabilities: current, and long term
- Net position: restricted and unrestricted
- Revenues
- Expenditures

The budget must be presented to the Board of Directors for approval

The Board of Directors, the Treasurer, or the President may request or require organizational budget changes when material changes in plans, transaction amount, and/or program budgets necessitate. The revised budget must be approved by the Board of Directors before being implemented. Where the budget total does not change, the President is authorized to transfer monies between line items in the Corporation's operating budget, not to exceed \$1500 per line item.

### ***Cash and Cash Equivalents***

To improve cash management, cash received by the Corporation is pooled. Individual fund integrity is maintained through the Corporation's records. The Corporation had no investments during the year or at the end of the year. Investments with an original maturity of three months or less at the time of purchase are presented on the financial statement as cash equivalents. As of December 31, 2022 the Corporation had \$694,649 of unrestricted cash on hand.

### ***Prepaid items***

Payments made to vendors for services that will benefit periods beyond the current year, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount at the time of purchase and reflecting the expenditure/expense in the year it which the services are consumed. As of December 31, 2022 the Corporation had \$0 prepaid items



### ***Assets Held for Resale***

Assets held for resale represent properties purchased by or donated to the Corporation. These properties are valued based upon the purchase price or estimated fair market value at the date of donation plus any cost of maintenance, rehabilitation, or demolition of structures on the properties for an amount not to exceed the net realizable value of each property. The Corporation holds the properties until the real estate is either sold to a new owner or an individual who will reuse the property. As of December 31, 2022 the Corporation had 3 parcels on hand, 1 of the parcels will be gifted to the Village of Richwood as an extension to their park a second parcel to be awarded to the City of Marysville as a City Park and a third is held for sale with a committed buyer in the amount of \$23,760 to a private party.

### ***Capital Assets***

The Corporation's only capital assets are general capital assets. General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the financial statement of the general fund.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received. The Corporation maintains a capitalization threshold of \$1000.

All capital assets are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method for assets with a useful life of 5-10 years. For the year-ended December 31, 2022 the Corporation had \$0 capital assets.

### ***Accrued Liabilities and Long-Term Obligations***

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

Governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund. However, compensated absences (which there are none) and claims and judgements (which there are none) are reported as a liability in the fund financial statement only to the extent payments come due each period upon the occurrence of employee resignations and retirements; and it is noted that there are currently no employees. As of December 31, 2022 the Corporation had no Accrued Liabilities and no Long-Term Obligations

### ***Compensated Absences***

The Corporation reports compensated absences in accordance with the provision of GASB No. 16, *Accounting for Compensated Absences*. Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

Sick leave benefits are accrued as a liability using the vesting method. The liability includes the employees who are currently eligible to receive termination benefits and those the Corporation has identified as probable of receiving payment in the future. The amount is based on accumulated sick leave and employees' wage rate at year end, taking into consideration any limits specified in the Corporation's termination policy.

The entire compensated absence liability is reported on the governments-wide financial statements.

On governmental fund financial statements, compensated absences are recognized as liabilities and expenditures to the extent payments come due each period upon the occurrence of employee resignations and retirements. These amounts are recorded in the account matured compensated absences payable in the fund from which the employees who have accumulated leave are paid. The noncurrent portion of the liability is not reported. The Corporation as of December 31, 2022 had no employees nor any liability for compensated absences.

### ***Fund Balance***

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

**Non-spendable** - The non-spendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of inter-fund loans, loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables, or from the sale of those properties is restricted, committed, or assigned.

**Restricted** - Fund balance is reported as restricted when constraints placed on the use of the resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions.

**Committed** - The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been committed for use in satisfying those contractual requirements.

**Assigned** - Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board of a Corporation official delegated for that authority, or by State Statute. The Corporation has, by resolution, authorized the President to assign a fund balance.

**Unassigned** - Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

### ***Net Position***

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

### ***Intergovernmental Revenue***

The Corporation may receive operating income through Union County. This money represents the penalties, and interest on current unpaid and delinquent property taxes once these taxes are paid. Pursuant to ORC 321.263 these penalty and interest monies are collected by the County when taxes are paid and then are paid to the Corporation upon the Corporation's written request. As of December 31, 2022, the Corporation has not made a written request for such Intergovernmental Revenue. The Corporation receives operating income through Union County in the form of a 5% of DTAC (delinquent tax accounts – collected). As of December 31, 2022 the intergovernmental income was \$200,845.

### ***Operating Grants***

The Corporation may participate in programs administered by the Ohio Housing Finance Agency, BUSTR, or a number of Federally or State of Ohio community improvement grants. Revenues received from such programs are recognized as operating revenue in the accounting period in which all eligibility requirements have been met. As of December 31, 2022 there was \$0 in operating revenue from a grant. The State of Ohio implemented a "Brownfield" grant program of which the UCLRC received notice on and award of \$303K. Although awarded the project has not commenced but should start and be complete during 2023.

### ***Estimates***

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from these estimates.

### ***Extraordinary and Special Items***

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Corporation Administration and that are either unusual in nature or infrequent in occurrence. The Corporation had no extraordinary or special items in 2022.

### **Note 3 - Deposits and Investments**

Monies held by the Corporation are classified by State Statute into two categories; active and inactive. Active monies are public monies determined to be necessary to meet current demand upon the Corporation treasury. Active monies must be maintained either as cash in the Corporation treasury, in commercial accounts payable or withdrawals on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Protection for the Corporations deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the County Treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution. Monies held by the Corporation, which are not considered active, are classified as inactive. Inactive monies may be deposited or invested in the following securities provided a written investment policy has been filed with the Ohio Auditor of State: As of December 31, 2022, the Union County Land Reutilization Corporation did not have an investment policy filed with the Auditor of State and all monies were deposited with a Bank certified as a depository for public funds. The amount deposited is FDIC insured up to \$250,000. The banking company participates in the Ohio pooled collateral program.

### **Deposits**

**Custodial Credit risk** is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. Protection of the Corporations deposits is provided by the Federal Deposit Insurance Corporation by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the County Treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution. In accordance with Chapter 135 of the Ohio Revised Code, any public depository receiving deposits pursuant to an award of Corporation's fund shall be required to pledge security for repayment of all public moneys. The Corporation has no investment policy dealing with deposit custodial risk beyond the requirement in State statute that requires securities purchased pursuant to this division shall be delivered into the custody of the County Treasurer or an agent designated by the County Treasurer.

**Cash on Hand** at December 31, 2022 was \$694,649 All cash was on deposit with a public depository.

**Deposits** – At December 31, 2022 the carryover amount of the Corporation's deposits was \$694,648 and the bank balance was covered by Federal Deposit Insurance up to \$250,000. The banking company participates in the Ohio Pooled collateral program.

**Note 4 -Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of; damage to; and destruction of assets; error and omissions; injuries to the general public; and natural disasters if the Corporation has physical assets. As of December 31, 2022 the Corporation had no physical assets that would be risk exposed. The Corporation is the beneficial owner of 3 vacant parcel acquired in the County Treasurer’s foreclosure process. All liquid assets consisted of cash on deposit with public depositories.

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**Note 5 - Capital Assets:**

A summary of changes in capital assets during 2022 follows:

	Balance <u>12/31/2021</u>	<u>additions</u>	<u>disposals</u>	Balance <u>12/31/2022</u>
Total Assets	\$0	\$0	\$0	\$0
Accumulated Depreciation	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Capital Assets, Net	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

**Note 6 - Employee Benefits**

As of December 31, 2022 the Corporation had no employees

**Note 7 – Receivables**

As of December 31, 2022 the Corporation had \$0 in Receivables

**Note 8 – Line of Credit**

As of December 31, 2022 the Corporation had no outstanding lines of credit

**Note 9 – Long Term Obligations**

Long term obligations; as of December 31, 2022 the Corporation had no Long Term Obligations

**Note 10 – Fund Balance**

Fund Balance can be classified as non-spendable, restricted, committed, assigned and/or unassigned based primarily on the extend to which the Corporation is bound to observe constraints imposed by upon the use of the resources in governmental funds.

<u>Fund Balance</u>	<u>General Fund</u>
Non-spendable	\$0
Restricted	\$0
Unassigned	<u>\$694,649</u>
	<u>\$694,649</u>

**Union County Land Reutilization Corporation  
Union County, Ohio**

**Management Discussion and Analysis  
For Year Ended: December 31, 2022**

The Union County Land Reutilization Corporation as a Whole:  
Recall that the Statement of Net Position provides the perspective of the Corporation as a Whole.

Table 1 provides a summary of the Corporation's net position for 2022 compared to 2021:

	2021	2022
<b>ASSETS</b>		
Current and Other Assets	\$ 441,504	\$ 694,649
Depreciable Capital Assets	\$ -	\$ -
<b>Total Assets</b>	\$ 441,504	\$ 694,649
<b>LIABILITIES</b>		
Current and Other Liabilities	\$ -	\$ -
Long-Term Liabilities		
Due within one Year	\$ -	\$ -
Due in More than One Year	\$ -	\$ -
<b>Total Liabilities</b>	\$ -	\$ -
<b>NET POSITION</b>		
Net Investment in Capital Assets	\$ -	\$ -
Restricted	\$ -	\$ -
Unrestricted	\$ 441,504	\$ 694,649
<b>Total Net Position</b>	\$ 441,504	\$ 694,649

Current cash and other assets increased \$253,145 over 2021. All assets currently consist of Cash on deposit in the primary checking account. The UCLRC had revenues largely from DTAC fees. Expenditures were largely abatement and demolition related.

**Union County Land Reutilization Corporation  
Union County, Ohio**

**Management Discussion and Analysis  
For Year Ended: December 31, 2022**

	2021	2022
<b>REVENUES</b>		
<i>General Revenues:</i>		
Intergovernmental	\$ 202,739	\$ 200,846
Operating Grants	\$ -	\$ -
Donations	\$ -	\$ -
Sales of Inventoried Assets	\$ -	\$ 57,000
Other	\$ 669	\$ 839
<b>Total General Revenues</b>	203,408	258,685
<b>PROGRAM EXPENSES</b>		
Professional and contract expenses	\$ 105,965	\$ 5,540

Administration	\$ 695	
<b>Total Program Expenses</b>	<b>\$ 106,659</b>	<b>\$ 5,540</b>
Increase (Decrease) in Net Position	\$ 96,749	\$ 253,145
Net Position Beginning of Year	\$ 344,755	\$ 441,504
Net Position at End of Year	<u>\$ 441,504</u>	<u>\$ 694,649</u>

Intergovernmental revenues for 2022 consisted of DTAC funding from the County Auditor. Remaining revenue was related to sale of 2 properties interest income from deposits. Expenditures were related sale of 2 properties (commissions fo \$5220, inspection fees \$200 and \$20 in wire fees

**Union County Land Reutilization Corporation**  
**Union County, Ohio**  
**Management Discussion and Analysis**  
**For Year Ended: December 31, 2022**

**Budgeting**

A summary budget for 2022 was presented to the Board of Directors the first week of December 2022. The budget was predicated on the acquisition and demolition of properties by the Union County Land Reutilization Board and the development of a basic set of guiding principles based on planned revenues, proceeds from sales of assets, and anticipated expenditures.

**Capital Assets:**

as of 12-31-2022 the Corporation has no capital assets

**Debt:**

as of 12-31-2022 the Corporation has no debt

**Current Financial Related Activities:**

The Corporation has been designated by Union County, Ohio as its agent for the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed and other real property in Union County. The City of Marysville, Ohio, the largest incorporated legal subdivision in Union County, has also designated the Corporation as its agent for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax foreclosed and other real property within its legal incorporated boundaries. The principle operating revenue of the Corporation was the transfer of DTAC funds from Union County's Auditor to the Corporation.

**Contacting the Corporation's Financial Management**

The financial report is designed to provide our citizens, taxpayers, investors, and creditors with a general overview of the Corporation's finances and to show the Corporation's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the Union County Treasurer, President, Union County Land Reutilization Corporation, 233 W. 6th Street, Marysville, Ohio 43040

**Union County Land Reutilization Corporation**  
**Union County, Ohio**  
**Statement of Net Position**  
**For Year Ended: December 31,2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 694,649
Accounts Receivable	\$ -

Intergovernmental Receivables	\$	-
Prepaid Items	\$	-
Assets Held for Sale	\$	-
Deposits	\$	-
Depreciable Capital Assets (Net)	\$	-
<b>Total Assets</b>	\$	<u>694,649</u>
<b>LIABILITIES</b>		
Accounts Payable	\$	-
Accrued Wages	\$	-
Intergovernmental Payable	\$	-
Accrued Expenses	\$	-
Customer Deposits		
Unearned Revenue	\$	-
Credit facilities payable	\$	-
Long-term Liabilities		
within 1 year	\$	-
Greater than 1 year	\$	-
<b>Total Liabilities</b>	\$	<u>-</u>
<b>Net Position</b>		
Net Investment in Capital Assets	\$	-
Restricted for Other Purposes	\$	-
Unrestricted	\$	694,649
<b>Total Net Position</b>	\$	<u>694,649</u>

See accompanying notes to the financial statements

**Union County Land Reutilization Corporation**  
**Union County, Ohio**  
**Statement of Activities**  
**For Year Ended: December 31, 2022**

	<u>Governmental</u> <u>Activities</u>
<b>Expenses:</b>	
Professional Contract Services	\$ 5,540
Administration	\$ -
<b>Total Program Expenses</b>	<u>\$ 5,540</u>
<b>General Revenues:</b>	
Intergovernmental	\$ 200,846
Operating Grants	\$ -
Donations	
Sale of inventoried Assets	\$ 57,000
Other	\$ 839
<b>Total General Revenues</b>	<u>\$ 258,685</u>
(Decrease) Increase in Net Position	\$ 253,145
Net Position Beginning of Year	<u>\$ 441,504</u>

Net Position End of Year

\$ 694,649

See accompanying notes to the financial statements

**Union County Land Reutilization Corporation  
Union County, Ohio**

**Balance Sheet - Governmental Fund  
For Year Ended: December 31, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 694,649
Accounts Receivable	\$ -
Intergovernmental Receivable	\$ -
Prepaid Items	\$ -
Assets Held for Sale	\$ -
Deposits	\$ -
<b>Total Assets</b>	<u>\$ 694,649</u>
<b>LIABILITIES</b>	
Accounts Payable	\$ -
Accrued Wages	\$ -
Intergovernmental Payable	\$ -
Accrued Expenses	\$ -
Customer Deposits	
Unearned Revenue	\$ -
Credit facilities payable	\$ -
<b>Total Liabilities</b>	<u>\$ -</u>
<b>Deferred Inflows of Resources</b>	
Unavailable Revenue	<u>0</u>
<b>Fund Balance</b>	
No spendable	\$ -
Restricted	\$ -
Unassigned	\$ 694,649
<b>Total Fund Balance</b>	<u>\$ 694,649</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u>\$ 694,649</u>

See accompanying notes to the financial statements



**Union County, Ohio**

Reconciliation of total Governmental Fund Balance to  
Net Position of Governmental Activities  
For Year Ended: December 31,2022

Total Governmental Fund Balance	\$	649,649
<b>Amounts reported for governmental activities in the statements of net position are different because:</b>		
Capital Assets used in governmental activities are not financial resources and therefore, are not reported in the fund.	\$	-
Other long-term assets are not available to pay for current-period expenditures and therefore, are deferred in the fund		
Sales of inventoried Assets	\$	+
Operating Grants	\$	-
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Other	\$	-
Net Position of Governmental Activities	\$	<b>649,649</b>

See accompanying notes to the financial statements

**Union County Land Reutilization Corporation**  
**Union County, Ohio**

Statement of Revenues, Expenditures and Change in Fund  
Balance: Governmental Fund  
For Year Ended: December 31,2022

	<u>General</u>	
<b>REVENUES</b>		
<i>General Revenues:</i>		
Intergovernmental	\$	200,846
Operating Grants	\$	-
Donations	\$	-
Sales of Inventoried Assets	\$	57,000
Other	\$	839
<b>Total General Revenues</b>	\$	<u>258,685</u>
<b>PROGRAM EXPENSES</b>		
Professional and contract expenses	\$	5,540
Administration	\$	-
<b>Total Program Expenses</b>	\$	<u>5,540</u>
Net Change in Fund Balance	\$	<u>253,145</u>

Fund Balance (Deficit) at Beginning of Year	\$ 441,504
Fund Balance (Deficit) at End of Year	<u>\$ 694,649</u>

See accompanying notes to the financial statements

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**Union County Land Reutilization Corporation  
Union County, Ohio**

Reconciliation of the Statement of Revenues, Expenditures and Change  
in fund Balance of the Governmental Fund to the Statement of Activities  
For Year Ended: December 31, 2022

Net Change in Fund Balance - Total Governmental Fund	\$ 694,649
 Amounts reported for governmental activities in the statement of activities are different because:	
<i>Governmental funds report capital outlays as expenditures. However in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciable expense</i>	
Current Year Depreciation	\$ -
 <i>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the fund</i>	
Sales of Inventoried assets	\$ -
Operating Grants	\$ -
 <i>Some Expenses reported in the statement of activities do not use the current financial resources and therefore, are not reported as expenditures in governmental fund</i>	
Compensated Absences	\$ -
Change in Net Position of Governmental Activities	<u>\$ 694,649</u>

**Resolution 23-3 – Approval to File 2022 Financial Statements with the Auditor of State**

A motion was made by Dave Burke and seconded by Terry Emery to file the 2022 Financial Statements with the Auditor of State. All in favor, motion carried.

## General Ledger

Mr. Smarra distributed copies of the General Ledger.

### Union County Land Reutilization Corporation General Fund

Date	Balance	Additions	Deductions	Ending Balance	Descriptions
12/31/2021	\$ 441,447.67	\$ 56.24		\$ 441,503.91	Interest
1/31/2022	\$ 441,503.91	\$ 56.25		\$ 441,560.16	Interest
2/28/2022	\$ 441,560.16	\$ 50.81		\$ 441,610.97	Interest
3/28/2022	\$ 441,610.97		\$ 200.00	\$ 441,410.97	Check to Shelly Beeney for fees related to Rt 739 property
3/31/2022	\$ 441,410.97	\$ 56.26		\$ 441,467.23	Interest
4/30/2022	\$ 441,467.23	\$ 52.61		\$ 441,519.84	Interest
5/31/2022	\$ 441,519.84	\$ 58.06		\$ 441,577.90	Interest
6/23/2022	\$ 441,577.90	\$ 185,201.26		\$ 626,779.16	DTAC funds from Union Cty
6/24/2022	\$ 626,779.16	\$ 20,000.00		\$ 646,779.16	Sale of milford ctr property
6/24/2022	\$ 646,779.16		\$ 2,005.00	\$ 644,774.16	Closing costs
6/24/2022	\$ 644,774.16		\$ 10.00	\$ 644,764.16	wire fee
6/30/2022	\$ 644,764.16	\$ 61.05		\$ 644,825.21	Interest
7/29/2022	\$ 644,825.21	\$ 76.85		\$ 644,902.06	Interest
8/31/2022	\$ 644,902.06	\$ 87.46		\$ 644,989.52	Interest
9/8/2022	\$ 644,989.52	\$ 37,000.00		\$ 681,989.52	sale of 739 property
9/8/2022	\$ 681,989.52		\$ 915.00	\$ 681,074.52	closing exp 739 prop
9/8/2022	\$ 681,074.52		\$ 2,400.00	\$ 678,674.52	commissions 739 prop
9/8/2022	\$ 678,674.52		\$ 10.00	\$ 678,664.52	wire fee
9/30/2022	\$ 678,664.52	\$ 82.56		\$ 678,747.08	interest
10/31/2022	\$ 678,747.08	\$ 86.47		\$ 678,833.55	Interest
11/8/2022	\$ 678,833.55	\$ 15,644.50		\$ 694,478.05	DTAC funds from Union Cty
11/30/2022	\$ 694,478.05	\$ 85.17		\$ 694,563.22	Interest
	\$ 694,563.22	\$ 85.63		\$ 694,648.85	
	\$ 694,648.85			\$ 694,648.85	
	\$ 694,648.85			\$ 694,648.85	
	\$ 694,648.85			\$ 694,648.85	
	\$ 694,648.85			\$ 694,648.85	
	\$ 694,648.85			\$ 694,648.85	

## Old Business

### Unibilt/332 South Oak Street

Mr. Smarra stated that they have nothing to move forward on with regard to Unibilt at this time since the board approved the sale of the lot to Danny Caudill. Mr. Gray will prepare the paperwork for the sale. Mr. Smarra stated that he will be looking for a new location for the demo project.

Mr. Gray stated that he will get a contract out for the sale of the lot.

### 401 East 5<sup>th</sup> Street/Former Swifty Station/Brownfield Project

Mr. Gray stated that he has not received a signed deed back from the owners in Toledo. He sent them the deed in November and has followed up with them. They indicated that they signed and returned it, but it was never received. They asked Mr. Gray to send them another one, which was done and it, too, has not been returned. Their most recent response was that they would get it done.

Mr. Andrews stated that he has their phone numbers and is willing to reach out to them or drive to them to obtain their signatures.

Mr. Gray stated that they have indicated it was signed.

Mr. Smarra stated that he thinks speaking to them in person is a good idea. If they are not going to sign it, then the Treasurer's Office needs to move forward with the foreclosure.

Ms. Allen stated that to receive the grant monies, all of the work must be done by May 1<sup>st</sup>.

Mr. Gray stated that he sent them a printable form.

Ms. Beeney asked if the deed could be prepared and sent to them with a return envelope.

Mr. Andrews stated that he will call them.

Mr. Smarra asked Mr. Gray to send Mr. Andrews a blank form. He is not sure who the right principal is, but does not think they realize their full obligation if they do not sign this deed.

Mr. Andrews stated that he has explained the ramifications to the owners several times. They are getting ready to post the bid. He did ask if the City of Marysville could be the contract holder, although the Land Bank is the lead entity and is paying for the property and being reimbursed by the state.

Mr. Smarra stated that the bid will be issued under the Land Reutilization Corporation Board. The board has already approved him signing off on all the documents pertaining to this property.

#### **Minit Lube – 301 North Main Street**

Mr. Gray stated that he is waiting for proof of publication from the Marysville Journal Tribune to the Sheriff's Office so that he can file other documents with the court to make the offer to the various entities. He stated that he does not handle the placing of the publication. He issues a praecipe for the order of the sale, which goes to the Sheriff's Office. They handle the scheduling and publication. Mr. Gray stated that he has tried to check the notices in the newspaper but has not seen the publication.

Ms. Rayl stated that she can check Munis to see if the cost for publication has been paid.

Mr. Smarra stated that there are grants available for Land Banks and applications are due in February.

Mr. Andrews stated that he did find documents that the tanks were removed in the early 1990s. There are probably other issues on the site.

Mr. Smarra stated that BUSTR will not pay for it, but they might be able to get funds from the EPA.

Mr. Gray stated the ad should have run in September of 2022.

#### **21516 Main Street/Larry Giles Property/Main Street/Raymond**

Mr. Gray stated that he is working on getting the legal description and will file a motion for summary judgment. He has to figure out if that requires the engineer's signature or his.

#### **351 North Maple Street/The Four Paws Resort, LLC**

Mr. Gray stated that foreclosure was granted last week and they are waiting on the Clerk's Office to issue that.

Mr. Smarra stated that it is a little strip of property at Maple and Sycamore that is approximately 16' deep.

Four Paws owns that area. He stated that they will ask Four Paws to pay for it and deed it to them because it has no value.

### **1160, 1168, 1170 West Fifth Street/Bowersmith Properties**

Mr. Smarra stated that the Bowersmith properties are sold.

Mr. Andrews stated that Parkside Capital was the purchaser.

Mr. Gray stated that the name on the contract was Clayton Conley.

### **Other Business**

Ms. Allen asked what protocol she would follow if someone was interested in purchase one of the sites owned by the land bank.

Mr. Smarra stated that the board decides if there will be a public or private sale.

Ms. Allen stated that there it would be helpful to have a list of sites available for private purchase.

Mr. Smarra stated that the Minit Lube lot is fairly large, but next to railroad tracks. Even if there are no tanks, he thinks cleanup will cost at least \$100,000.

Mr. Andrews stated that Phase 2 will be a good thing. A lot of vehicles have been removed, but there is still a big stack of tires.

Ar. Smarra stated that there is a hydraulic lift in there, but he is not sure there is a cost of removal or if it has any outside value.

### **Consideration of Resolution Regarding Proposed Vine Street Park**

Handouts were distributed regarding the proposed park.

Mr. Smarra stated that the board previously committed to participating in the Vine Street Park project at 50% of the cost, with the total combined cost not to exceed \$150,000.

Mr. Emery stated that the engineer's estimate was about \$150,000. He requested that the board act on committing to 50% of the cost, not to exceed \$75,000 for the board's share.

### **Resolution 23-4 – Approval to Commit to Participating in the Vine Street Park Project at 50% of the Cost, Not to Exceed \$75,000 For the Land Reutilization Corporation Board Share**

A motion was made by Terry Emery and seconded by Dave Burke that the Land Reutilization Corporation Board will participate in the Vine Street Park Project in the amount of 50%, of the cost, not to exceed \$75,000 for the Land Reutilization Corporation Board share. All in favor, motion carried.

### **301 North Main Street/Minit Lube**

Mr. Andrews asked if they need a motion to enter into a contract for the Minit Lube site once it is owned by the Land Reutilization Corporation Board.

**Resolution 23-5 – Approval to Enter into a Contract for Environmental Phase 2 for the Property Known as the Minit Lube Site**

A motion was made by Terry Emery and seconded by Dave Burke to enter a contract for Environmental Phase 2 for what is known as the Minit Lube site. All in favor, motion carried.

**Resolution 23-6 – Adjourn Meeting**

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

The meeting was adjourned at 8:54 a.m.