



Union County Land Reutilization Corporation October 3, 2024

Attendance:

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

Guests Present: Zach Andrews, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Bill Narducci; Letitia Rayl; Greg Gerten, Allen Township and Union County Foundation; Kathy Young; Adam Hodnichak, Union County Foundation; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

Andrew Smarra called the meeting to order at 8:31 a.m.

Minutes:

- David Burke moved a motion to approve the September 5, 2024, minutes as presented, and David Lawrence seconded. All in favor.

Financial Report

- Brad Lutz provided the financial report. The balance as of September 30 is \$916,915.36 and he has a check to deposit.
 - David Burke 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 there is no new news; there is not a lot of activity. We will continue monitoring. It will possibly be resolved in 2025 and then we can discuss the options then. Currently, there are two interested parties.
- 301 North Main Street/Minute Lube
 - Andrew Smarra reported it is currently dirt with a large concrete slab. The contractor will need to use a jackhammer to break up the concrete. Grass seed will be planted soon. There's already an NFA for this property.

Property Watch

- 12947 St Rt 739/Lambert Property
 - Thayne Gray reported this property has been published. He will file a motion for default judgment. An affidavit will need to be signed. It will be scheduled for sale.
- 205 East Blagrove
 - Thayne Gray stated action filed, will be published. Melissa is working on getting an address.
- 507 W 9th Street
 - Andrew Smarra stated he would talk to Sam.
- 517 E 5th St
 - Andrew Smarra stated he would talk to Sam.
- Opera House
 - Andrew Smarra stated an offer has been received by a private party. This item will be removed from the list.



- 305 N Walnut & N Walnut St, Parcel #s: 2900040140000 & 2900040130000

Building Demolition and Site Revitalization Program

- Status
 - Andrew Smarra arranged the demolition of the 17100 Allen Center Rd property. The contractor will contact the Allen Township Trustee, Greg Gerten.
 - Brad Lutz reported the City is now in contract to purchase the Marysville Steel property. This property was removed from the program because it needed a Phase 2 assessment. It's possible this could be included in a future grant if one becomes available.
 - Heather Martin sent Andrew Smarra and Thayne Gray draft RFPs for the demolition and asbestos programs. Thayne reported he has reviewed them and had several issues with these documents. He asked if the Board cares if they work on Sunday and stated it might not be relevant to have that in the document. He had questions about Section 6.6. He also questioned the language around backfill.
 - Thayne Gray asked if Andrew Smarra planned to publicize this bid and Andrew Smarra stated it depends. Thayne Gray stated he didn't have a problem with doing informal bids.
 - Thayne Gray will review the documents to have a final version completed for future use for the Land Bank.
 - Thayne Gray also had questions about the affidavits provided. Discussion happened regarding these. Andrew Smarra stated he would have the contractor sign them.

Brownfield Remediation Program

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

Land Bank Grant Program

- Andrew Smarra stated this will be a robust program when completed.
- Zach Andrews stated he had spoken to someone in Milford Center, and they have buildings on Main Street in rough shape. He suggested reaching out to them when this program is in place and maybe they would utilize the program to make improvements.

Adjourn:

A motion was made by David Burke and seconded by David Lawrence to adjourn the meeting at 9:08 a.m. All in favor.