



## Union County Land Reutilization Corporation September 5, 2024

### Attendance:

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

**Guests Present:** Savannah Allen, Union County-Marysville Economic Development; Zach Andrews, City of Marysville; Thayne Gray, Union County Prosecutor's Office; Brad Lutz, City of Marysville; Letitia Rayl; 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 8:30 a.m.

### Minutes:

- Terry Emery moved a motion to approve the August 1, 2024, minutes as presented, and David Burke seconded. All in favor.

### Financial Report

- Brad Lutz provided the financial report. The balance is \$923,727.41 with one outstanding check.
  - David Lawrence moved a motion to accept the report and David Burke seconded. All in favor.

### Current Property

- 401 E 5<sup>th</sup> St/Former Swifty Gas Station/Brownfield Project
  - Andrew Smarra reported the test wells are in; there are still hydrocarbons in the corner. He doesn't expect excavation to be required and is waiting on OEPA. The State granted an extension on this project due to the continued need for cleanup. Savannah Allen asked for the reports for reimbursement.
- 301 North Main Street/Minute Lube
  - Andrew Smarra reported it's currently a pile of rubble, but cleanup is expected to be completed soon. Terry Emery asked how the property would be handled and stated the city is interested. Andrew stated it would be discussed at the next meeting with a clean site.

### Property Watch

- 12947 St Rt 739/Lambert Property
  - Thayne Gray reported this property is in the publication stage; and expects to file a motion for default at the beginning of October.
- 205 East Blagrove
  - Thayne Gray stated filing has happened.
- 507 W 9<sup>th</sup> Street
  - There is no update.
- 517 E 5<sup>th</sup> St
  - There is no update.
- Opera House

- Shelley Beeney stated an appraisal has been completed and they have one buyer interested. The Village wants to control the clock tower and use State funding to move it.

## **Building Demolition and Site Revitalization Program**

- Status
  - This application is in the curing process. There were three projects that the State flagged: 324 N Main, 327 N Main, and Marysville Steel. The two Main Street properties have already been torn down by City crews and Marysville Steel may have a new purchaser. The Board decided all three of these properties would be removed from the demolition application.

## **Brownfield Remediation Program**

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

## **New Business**

- N Walnut St, Parcel #2900040140000 and 305 N Walnut St, Parcel: 2900040130000
  - Zach Andrews stated these properties are currently behind in taxes and the owner is unresponsive.
- Greg Gerten stated the Foundation is still interested in the 401 E 5<sup>th</sup> Street property. He also had a property that had tax issues he wanted to bring to the attention of the Land Bank. Andrew Smarra stated the Land Bank could acquire the property for deed in lieu. The back taxes are currently \$9,000 which makes it low on the list.
- Kathy Young, a citizen of Marysville, stated she is also interested in the 401 E 5<sup>th</sup> Street property. She attended the meeting because she's keeping tabs on the property.
- Land Bank Property Grant
  - Andrew Smarra spoke last month about this possibility. He suggested budgeting \$100,000 with a maximum \$5,000 award which could be leveraged with other programs. He suggested using the Homestead program as a guideline for income. He stated this could help improve properties in the county.
  - Shelley Beeney and Terry Emery thought this was a good idea.
  - David Burke asked for clarification on the \$100,000 if it would be revolving. Andy stated every year it would be a budgeted line item if funding allowed.
  - Zach Andrews stated the Lutheran Church does work for accessibility.
  - Terry Emery asked if someone could get more than \$5,000 and Andrew stated no.
  - David Burke stated he agreed about Homestead but didn't think ADA should be included as they have access to other funding. He asked about the City's program which requires licensed contractors to do the work and submit receipts.
  - Zach Andrews provided further information and stated homeowners can also turn in receipts for materials if they're doing the work.
  - **Resolution 23-39 – Authorizing the President of the Land Reutilization Corporation Board, Andrew Smarra, to utilize the City of Marysville's Property Grant program to create a Land Bank property grant program.**
  - David Lawrence moved a motion to approve this resolution and David Burke seconded. All in favor.
  - David Burke stated the process is important.
  - Zach Andrews stated a W9 has to be submitted, and it's reported as income.



## **Other**

- Terry Emery reported the City is under contract for the NorCal site and is going through the process. He wanted the Board to be aware. The Board discussed the status of the Gates Brother property.
- Zach Andrews shared that some neighbors are complaining about the 9<sup>th</sup> Street property.

## **Adjourn:**

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