

**UNION COUNTY LAND REUTILIZATION CORPORATION BOARD MEETING  
MINUTES OF JUNE 1, 2023**

**Attendance:**

Voting Members Andrew Smarra, President and Union County Treasurer; David A. Lawrence, Union County Commissioner; Dave Burke, Union County Commissioner; and Shelley Beeney, Local Realtor were present.

Also in attendance were: Savannah Allen, Union County-Marysville Economic Development Project Coordinator; Thayne Gray, Union County Assistant Prosecuting Attorney; Zach Andrews, City of Marysville Code Enforcement; William Narducci, Union County Administrator; Brad Lutz, Marysville Deputy City Manager/Finance Director; Sara Early, Clerk to the Board of Commissioners and Acting Secretary to Land Reutilization Corporation Board; and Brad Bodenmiller, Director, LUC Regional Planning Commission.

Mr. Smarra called the meeting to order at 8:30 a.m.

**Resolution 23-27 – Approval of May 4, 2023 Meeting Minutes**

A motion was made by Commissioner Lawrence and seconded by Ms. Beeney to approve the May 4, 2023 meeting minutes. All in favor, motion carried.

**Resolution 23-28 – Approval of May 16, 2023 Special Meeting Minutes**

A motion was made by Commissioner Lawrence and seconded by Commissioner Burke to approve the May 16, 2023 special meeting minutes. All in favor, motion carried.

**Financial Report**

Mr. Smarra stated that Ms. Rayl circulated the Monthly Bank Reconciliation, as well as three invoices, via email:

<b>Union County Land Reutilization Corporation</b>				
<b>Monthly Bank Reconciliation</b>				
	Ending	May 2023		
Beginning Balance	\$	938,655.45		
	\$	-		
Other Expense	\$	-		
Wire Fee	\$	-		
Interest Earned				
Deposits	5/3/2023	\$ 23,760.00	Sale 332 S Oak St.	
	5/30/2023	\$ 517.03		
Incoming Wire	\$	-		
Other Income	\$	-		
Ending Balance	\$	962,932.48		

**Resolution 23-29 – Approval of the Following Invoices**

**Ohio Auditor of State:**



**Customer Number:**  
 UNION COUNTY LAND REUTILIZATION CORPORATION  
 LETITIA RAYL  
 233 WEST 6TH ST  
 MARYSVILLE OH 43040

**Invoice for Services**  
**How to Contact Us:**  
 1-800-282-0370  
 Monday - Friday 8-4

Account Summary	
Previous Balance	\$184.50
Current Charges	\$213.20
Payments, Credits	(\$184.50)
<b>Current Balance</b>	<b>\$213.20</b>
Statement Date:	4/30/2023
Payment Due Date:	5/30/2023

Transactions		
03/31/2023		Balance Brought Forward
04/18/2023	CK# 1031	Payment
04/30/2023	BILL0000000325677	Basic Audit -
		The AOS is transitioning to accept only electronic payments. Please visit <a href="https://eservices.ohioauditor.gov">https://eservices.ohioauditor.gov</a>

Current	1-30	31-60	61-90	91-120	120+
\$213.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Current Invoice Charge Detail				
Audit			Hours	Amount
08E05UNIO-BA222	Karlquist, Donald S	3/28/2023 - 4/22/2023	5.20	\$213.20
		BILL0000000325677	5.20	\$213.20

**Liberty Tire Recycling**

Liberty Tire Recycling, LLC  
 600 River Ave, 3rd Floor  
 Pittsburgh, PA 15212  
 Phone: 412.926.1500  
 Fax: 412.697.2410  
 www.libertytire.com



Invoice # 2505102  
 Invoice Date 5/13/2023  
 Due Date 6/12/2023  
 Account Number 103217  
 Terms Net 30 Days  
 Page 1 of 1

Bill to: Union County Land Reutilization Corporation  
 233 W 6th St  
 Marysville, OH 43040-5513

INVOICE						
Service Date	Work Order/Tkt PO#	Description Cust Ref #	Qty	Rate		Total
<b>0001 - Union County Land Reutilization Corporation - 501 N Main St</b>						
05/12/23	WO#: 0008518077	Car Tire Each Off Rim	285.00	5.0000		\$1,425.00
05/12/23	WO#: 0008518077	Car Tire Each On Rim	15.00	7.7500		\$116.25
05/12/23	WO#: 0008518077	Environmental Fee	1.00	15.0000		\$15.00
				Fuel Surcharge Variable Rate		194.20
				Service Location Sub Total		\$1,750.45
Invoice Total:						\$1,750.45

Please detach and include with payment.

Please Pay This Amount

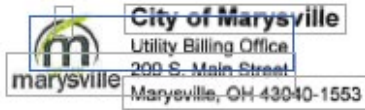
Amount of Remittance

Union County Land Reutilization Corporation  
 233 W 6th St  
 Marysville, OH 43040-5513

Account Number 103217  
 Invoice # 2505102  
 Invoice Date 5/13/2023  
 Due Date 06/12/2023

Please Remit Payment To: **LIBERTY TIRE SERVICES LLC**  
**PO Box 645375**  
**Pittsburgh, PA 15264**

**City of Marysville**



Account Number - Customer Number 12042134 - 24581		
Service Address 301 N MAIN ST		
Due Date 05/31/2023	Pay After Due Date \$89.80	Pay By Due Date \$85.52
OFFICE HOURS 8:00am - 5:00pm Monday thru Friday	PHONE (937) 645-7350	EMAIL <a href="mailto:utilities@marysvilleohio.org">utilities@marysvilleohio.org</a>
Want to get your bill faster? Enroll in ebill! To pay bill online visit <a href="http://www.marysvilleohio.org">www.marysvilleohio.org</a>		

Monthly Usage	Charge Description	Previous Read Date	Current Read Date	Prior Reading	Current Reading	Read Code	Consumption (CUFT)	Amount
CURR	PREVIOUS BALANCE							0.00
03/23	WATER	03/31/2023	04/30/2023	18196	18196	A	0	23.00
	SEWER-IN			18196	18196		0	21.22
	STORM WATER							41.30

Statement Date: 05/15/2023

CITY OFFICES WILL BE CLOSED ON 5/29/23 FOR MEMORIAL DAY. ONLINE CUSTOMER SELF SERVICE WILL BE DOWN FOR MAINTENANCE ON 5/24/23. ONCE MAINTENANCE IS COMPLETE YOU MAY NEED TO UPDATE YOUR PASSWORD. WE APOLOGIZE FOR ANY INCONVENIENCE.

Any previous balance on your account, as indicated above, will make your service eligible for immediate disconnection and is subject to a disconnection processing fee and reconnection tax.

A motion was made by Commissioner Lawrence and seconded by Commissioner Burke to pay the invoices. All in favor, motion carried.

**301 North Main Street/Minit Lube**

Mr. Smarra stated that he ordered the tire removal from the property. There is another building in the rear and it was full of tires. On Tuesday the contractor performed the Phase 1 Environmental Site Assessment. They will be discussing the survey and the work that will need done, which he thinks will cost around \$3,000. There were some remnants of chemicals onsite and once the asbestos survey and Phase 1 assessment are completed, demolition permits from Marysville and the Engineer’s Office will be requested. He has already contacted the gas company and they will disconnect the services at the designated time. Sewer and water have already been shut off.

Mr. Andrews stated that even though the water has been shut off, there will still be a water and stormwater fee billed to the property.

Mr. Smarra stated that the City of Marysville invoice that was just voted on was a water bill.

### **Potential Partnership with LUC Regional Planning Commission (LUC)**

Mr. Smarra stated that no action will be taken today. He is still going through the information presented at last month's meeting and Commissioner Burke has to leave the meeting due to a prior obligation. He stated that a la carte services will be considered in July.

Commissioner Burke stated that the COG Meeting was moved from July 6<sup>th</sup> to the 13<sup>th</sup> and asked if the July meeting for this board could be moved to the same date.

Mr. Bodenmiller requested that this board let him know what services they are interested in receiving, so that they can execute an agreement. Before leaving the meeting, Mr. Bodenmiller stated that the LUC would like to be useful before the grants are filed and not come in the middle of the process if this board determines they would like to use their services.

Commissioner Burke left the meeting at this time.

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

There were chemical remnants in the pipelines as the old ones were never replaced. The only remaining original tank was a kerosene tank. After Environmental Phase 1 is completed, the site will be available for sale.

Mr. Andrews stated that Local Cantina was supposed to attend this meeting to talk about the site.

Mr. Smarra stated that a pizza restaurant is also interested in the site. Once the LRCB gets the invoices, they will submit them for reimbursement. They will probably be close to \$100,000 below the budgeted amount, but the funds cannot be used for any other projects.

Mr. Andrews stated that the dirt needs to be graded so water does not accumulate on site.

### **Vine Street Park Project**

Mr. Lutz stated that everything is moving along on schedule and budget.

### **Small Parcel in Front of 351 North Maple Street – Parcel No. 2900051180000**

Mr. Smarra stated that Mr. Emery had previously indicated the city has some interest in this parcel.

Mr. Lutz stated that Mr. Emery did not give him an update so he does not have any additional information today.

### **21910 Raymond Road/Nash Property**

Mr. Gray stated that he has no updates on this property.

### **303 South Main Street**

Mr. Andrews stated that he has spoken with the current owners and the previous owners' attorney. He asked them to attend today's meeting.

Mr. Smarra stated that he walked by the property and it is open. The building is built over the town run, but the town run is open.

### **Other Business**

Mr. Smarra stated that Commissioner Burke provided him with four parcels for consideration. Two are in Magnetic Springs and two are in Richwood. He will have to review them. They are not foreclosures.

Mr. Andrews stated that those could be demolition projects.

Ms. Allen stated that there will be demolition money in the budget.

Mr. Smarra stated that funding has to be passed by both houses, after which time they would be able to take action.

Ms. Beeney stated that she does not know what properties Commissioner Burke provided, but asked if there are potential funds they can pursue for those properties.

Ms. Allen stated that if they are eligible for funding, the paperwork must be completed by July 1<sup>st</sup>. She stated that she does not know if money will be set aside or if it will be on a first come/first serve basis. They need the information prior to the deadline. Logan County had a process with LUC, who did a great deal of preemptive work this year.

Ms. Beeney stated that Heather Martin, LUC, has a wealth of knowledge and knows the types of information needed. Richwood feels like this process has been going on forever, but nothing has been done.

Ms. Allen asked if they need an agreement in place with LUC prior to the next meeting.

Mr. Narducci stated that Mr. Bodenmiller needs to be present and decide if they want to assist a la carte.

Mr. Smarra stated that Logan County has a much more active Land Bank and it is a different situation.

Ms. Allen stated that LUC knows the processes and their tasks would be seamlessly completed.

Mr. Smarra stated that he would like to pay them for that process. There are certain things that are time consuming up front, but once the funding is available, follow up paperwork is just busy work that could be delegated.

**Resolution 23-30 – Authorizing the President of the Land Reutilization Corporation Board, Andrew Smarra, to Enter into an Agreement with the LUC Regional Planning Commission to Provide Services**

A motion was made by Commissioner Lawrence and seconded by Ms. Beeney to approve this resolution. All in favor, motion carried.

**12947 State Route 739/Parcel No. 1300190290000/Charles E. and Pamela J. Lambert**

Commissioner Lawrence inquired as to the status of this Essex property.

Mr. Gray stated that he needs to speak to Tom Baldwin to get an updated title search.

**250 West 7<sup>th</sup> Street/Raymond Couch Property**

Mr. Gray stated that the sale of the property was confirmed.

Mr. Andrews stated that he will look up a contact name for someone to address the tall grass issue.

Mr. Gray stated that he does not know if the sheriff's deed has been transferred yet.

**301 North Main Street/MinitLube**

Mr. Smarra asked if someone from the city could mow the grass at MinitLube.

Mr. Andrews stated that he can give the name of the city's contractor to Mr. Smarra. The cost is approximately \$60 an hour.

Mr. Smarra asked, as a point of discussion, if the city wants to take down any of the trees on the lot. There is a drain under the railroad tracks.

Mr. Andrews stated that it is part of a redevelopment process. He would ask the developer to have a certified arborist identify the trees and encourage maintaining any significant trees.

**Resolution 23-31 – Adjourn Meeting**

As there was no further business, a motion was made by Commissioner Lawrence and seconded by Ms. Beeney to adjourn the meeting. All in favor, motion carried.

Mr. Smarra adjourned the meeting at 9:16 a.m.