



## Union County Land Reutilization Corporation September 7

### Attendance:

**Directors Present:** Andrew Smarra, President; David A. Lawrence; and Shelley Beeney.

**Directors Absent:** Dave Burke and Terry Emery.

**Guests Present:** Savannah Allen, Union County-Marysville Economic Development Project Coordinator; Zach Andrews, City of Marysville Code Enforcement; Tim Aslander, City of Marysville Law Clerk; Brad Lutz, Marysville Deputy City Manager/Finance Director/Land Bank Treasurer; Letitia Rayl, Assistant County Administrator/Budget Officer; Sara Early, Clerk to the Board of Union County Commissioners; Gary Lee, Union County Foundation; Adam Hodnichak, Union County Foundation; Greg Gerten, Union County Foundation; and Heather Martin, Logan-Union-Champaign Regional Planning Commission.

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

### Minutes:

- No action was taken on the minutes of the August 3, 2023, regular meeting.

### Financial Report

- Brad Lutz has not gone to Richwood Bank to gain access to the account and couldn't provide a report. Andrew Smarra was able to provide a printout of the financial report for reporting purposes. The balance as of July 31, 2023, is \$844,002.18.

### Current Property

- 401 E 5<sup>th</sup> St/Former Swifty Gas Station/Brownfield Project
  - Andrew Smarra reported that he thought it was done but received a letter from the Department of Commerce. They want more work completed. Andrew has reached out to get more information. The letter references a previous spill but there is no documentation of reported spills. There was spillage from a leak that could be a possibility. David Lawrence asked about the cost and Andrew stated the letter provided information on potential grant options. Letitia Rayl asked if it could have happened during remediation. Savannah Allen suggested using money from the upcoming Brownfield program for remediation.
  - Gary Lee stated the Foundation is trying to find a permanent home and would like direction from the committee to acquire property. They are looking for a property that is visible and attractive to build. The Foundation is not a high-volume business. They don't have a site plan currently. They believe they would need six or seven parking spots. Currently, they have three staff members, and in the future plan for a maximum of six employees. The Foundation would like to add to the downtown and have an attractive building.
  - Dave Lawrence shared he thought this was a great idea.
  - Zach Andrews recommended working with the planning staff for site and zoning requirements.
  - Tim Aslander stated there are already restrictive covenants. Andrew Smarra stated there can be no habitable structure and Tim stated no basement.
  - Gary Lee asked the Board of Directors how they should proceed. Andrew Smarra stated the Board prefers to complete projects, find out what's needed, and ensure that no further action is required. Once that happens, the Board can move forward.
  - Adam Hodnichak stated they were allowed to express interest in the property, but the full board of the Union County Foundation would make the offer.
  - Andrew Smarra stated the Land Bank Board needs to find out what further action is required for this property.
  - Letitia Rayl shared meeting information and invited them to attend future meetings.
- 301 North Main Street

- Andrew Smarra reported he's putting together a bid package for this property. This property has been cleaned and now needs demolition. He expects to have the bid package in mid-September. This property will be in the Brownfield program.

## **Property Watch**

- 21910 Raymond Road/Nash Property
  - The owners of this property have sent paperwork to Thayne Gray for a Deed-in-Lieu of taxes to the Land Bank.
  - Dave Lawrence moved a motion to acquire this property through the deed-in-lieu of taxes and Shelley Beeney seconded. All in favor.
  - Dave Lawrence moved a motion to include this property in the Demolition program and Shelley Beeney seconded. All in favor.
- 12947 St Rt 739/Lambert Property
  - Shelley Beeney stated this property needs to move to Thayne Gray for foreclosure.
- 351 North Maple St
  - Andrew Smarra reported he was still waiting on the Land Bank to get this property.
  - Zach Andrews stated the City of Marysville is interested in this property and Andrew Smarra stated that Terry Emery has previously expressed that.
- 205 East Blagrove
  - There is no update on this property.
- 303 South Main St/Former Goodwill location
  - Zach Andrews reported there was a filing in Municipal court for starting work without approval. They had until September 7 to respond. Tim Aslander stated an unclassified misdemeanor was filed. Zach Andrews stated they have notified neighboring property owners that they cannot enter the building due to the conditions. Zach will follow up. Andrew Smarra stated this may be a possibility for the Brownfield program but due to timing may not be advantageous. This property will remain on the list.

## **New Business**

- Demolition and Brownfield Programs
  - Heather Martin reported at the time of the meeting that four properties had been submitted for the upcoming demolition program. Of those four, only two had submitted all the required documentation. The deadline for submittal is September 15, 2023.
  - Shelley Beeney reported that she would send the missing paperwork for the two properties and had another property to send.
  - Dave Lawrence asked a question about foreclosed properties and Andrew Smarra explained the process.

## **Other**

- Zach Andrews provided an update on the Silos project.

## **Adjourn:**

A motion was made by Dave Lawrence and seconded by Shelley Beeney to adjourn the meeting at 9:00 a.m. All in favor.