

**Mahoning County Land Reutilization Corporation  
Board Meeting Minutes (Meeting #86)  
April 23, 2019**

**Board Members in Attendance:**

Daniel R. Yemma, Chair  
Richard Chase  
Artie Spellman  
Gwen Bush  
Mike Pinkerton

**Board Members Absent:**

David Ditzler  
Larry Moliterno  
Carol Rimedio-Righetti  
Rose Carter

**Alternate Board Members in Attendance:**

none

**MCLRC Staff in Attendance:**

Debora Flora, Executive Director  
Cathie Hicks, Fiscal Officer

**Prosecutor's Staff in Attendance:**

Attorney Thomas Michaels

- Meeting was called to order by Daniel R. Yemma, Chair at 11:35 a.m.
- Meeting was held at Mahoning County Land Bank Office, 20 W. Federal Street, Suite 202, Youngstown, OH.

Daniel R. Yemma called for the approval of the February 26, 2019 meeting minutes.

- Artie Spellman made a motion to approve the minutes from the February 26, 2019 meeting.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items            None

Daniel R. Yemma called for the presentation of reports.

Debora Flora presented the Executive Director's report. Items highlighted included:

- Ohio Supreme Court decision regarding bidding procedures for land banks
- Support from Ohio legislators for additional land bank funding
- Clean Up our Neighborhoods Act of 2019 sponsored by US Rep Tim Ryan
- News Report – YNDC partnership
- Property updates
- Partnership/collaboration with local organizations
- Personnel update
- WRTA Go Art! contest

Discussion followed regarding summer help and safety equipment & training. Debora Flora presented a Planning Report. A recap of the previous months' planning proposals was shared with board members.

- Mike Pinkerton made a motion to accept the Executive Director's report as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously**

The Mahoning County Prosecutor's Office presented a report. Atty. Michaels distributed hard copies of the report for review.

- Richard Chase made a motion to accept the Prosecutor's report as presented.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

The Finance Committee's report was presented by Richard Chase. He presented financial reports and highlighted the following:

- Monthly financial statements
- Finance policy revision update
- Insurance coverage/policy change update
- Housing rehab information
- Property maintenance contracts

- Mike Pinkerton made a motion to accept the Finance Committee's report as presented.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

|                     |      |
|---------------------|------|
| Executive Committee | none |
| Personnel Committee | none |

#### Board Action

Daniel R. Yemma called for a motion to approve the Resolution to Amend the Code of Regulations as presented.

- Artie Spellman made a motion to approve the Resolution to Amend the Code of Regulations as presented.
- ✓ Richard Chase seconded the motion.

**Motion carried.** Signatures were collected for the Resolution.

Daniel R. Yemma called for a motion to approve the 2018 Basic Financials Statements prepared by Rea & Associates as presented.

- Richard Chase made a motion to approve the 2018 Basic Financials Statements prepared by Rea & Associates as presented.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Discussion followed regarding the preparation of the statements, benefits of the NIP Line of Credit, and the need for additional funding for residential and commercial demolition.

Daniel R. Yemma called for a motion to approve the seasonal lawn maintenance contracts for The RedZone Helping Homes LLC and United Returning Citizens as presented.

- Artie Spellman made a motion to approve the seasonal lawn maintenance contracts for The RedZone Helping Homes LLC and United Returning Citizens as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to approve the February and March 2019 financial statements as presented.

- Mike Pinkerton made a motion to approve the February and March 2019 financial statements as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Discussion followed regarding a residential rehab program.

- Mike Pinkerton made a motion to authorize the Executive Director to enter in to a rehab contract at 4942 Signature Circle, Austintown, with a spending limit up to \$60,000.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

#### New Business

Daniel R. Yemma advised that he had appointed Rose Carter to the vacant position on the Land Bank Board of Directors and had also appointed Rose to serve on the Finance Committee.

The board decided to appoint/elect officers at the next regular meeting. Board attendance at this meeting -- the annual meeting -- was cited as a concern.

#### Unfinished Business

Roger Smith joined the meeting and presented a demolition update.

Hard copies of the Demolition /Renovation report were distributed for review  
1,060 houses acquired by MCLRC  
Demos expected to be complete July 2019  
Deed in Escrow update

Discussion followed regarding the number of houses renovated to date.

Public Comments      none

#### Members Comments

Artie Spellman commented that the Mahoning County Land Bank received high praises at the Ohio Township Association winter conference.

Richard Chase stated he would like to be on the Planning Committee.

- Richard Chase made a motion to adjourn the meeting at 12:37 p.m.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously; meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC.