

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #92)
February 25, 2020

Board Members in Attendance:

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

Board Members Absent:

Carol Rimedio-Righetti
David Ditzler
Larry Moliterno

Alternate Board Members in Attendance:

none

MCLRC Staff in Attendance:

Debora Flora, Executive Director
Cathie Hicks, Fiscal Officer
Roger Smith, Director of Planning, Acquisition and Disposition
Attorney Chris Sammarone

Prosecutor's Staff in Attendance:

Atty. Thomas Michaels

- Meeting was called to order by Daniel R. Yemma, Chair at 11:33 am.
- 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 December 18, 2019 and January 21, 2020 meeting minutes.

- Richard Chase made a motion to approve the minutes from the December 18, 2019 and January 21, 2020 meetings.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items None

Daniel R. Yemma called for the presentation of reports.

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

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

The Finance Committee's report was presented by Richard Chase. Richard Chase reported that the December 2019 Finance Meeting was held in Executive Session. He presented financial reports and shared the following information:

Cash balance indicates a need for investment
Suggested that side lots be used for new housing options, i.e. modular homes

Discussion followed regarding land bank investment regulations, housing shortage in the area, housing rehab options and investment policy need. Daniel R. Yemma stated he would share the Mahoning County investment policy with board members and work on an investment policy for the land bank with Atty. Sammarone's assistance.

- Richard Chase made a motion to accept the financial reports as presented.
- ✓ Rose Carter seconded the motion.
- ✓ **Motion passed unanimously.**

Executive Committee	none
Personnel Committee	none

Daniel R. Yemma called for a motion to change the order of meeting and adjust the agenda. The Unfinished Business presentation would take place prior to Board Action.

- Richard Chase made a motion to move Unfinished Business ahead of Board Action on the agenda.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Unfinished Business

Roger Smith presented a housing and renovations report. Items highlighted included:

Residential rehab update
Commercial building update:
1640 Mahoning Ave damage
220 Hubbard RD building condition and market readiness

Discussion followed regarding scope of work at 1640 Mahoning Ave, cost of temporary repair and stabilization, permanent solution for building stabilization and signing authority. Additional discussion took place regarding 220 Hubbard Road; its location, environmental issues and roof repairs.

Daniel R. Yemma called for the Executive Director's report. Daniel R. Yemma apologized for skipping this item earlier.

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

NIP waiting list
4942 Signature Circle update
Underground Storage Tank Removal policy and Ohio land banks activities
Ohio Land Bank Assoc (OLBA) meeting and request for legal defense assistance
Meeting with FNB (bank) representatives
Ohio Land Bank Assoc meeting – March 24
Ohio Land Bank Conf – Sept 23 thru Sept 25
Ohio CDC Conf - Sept 30 thru Oct 2 (in Youngstown)
10th Anniversary celebration

Debora Flora requested that the BOD approve the Ohio Land Bank Assoc's request for replenishing the legal defense budget line item at an amount of \$2,500 - \$5,000. Discussion followed regarding OLBA legal fund request and Ohio Abandoned Gas Station Cleanup Grant.

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

Board Action

Daniel R. Yemma called for a motion to accept the financial statements from November and December 2019.

- Richard Chase made a motion to accept the financial statements from November and December 2019.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to authorize the Executive Director and Chairman to make a \$5,000 contribution to the Ohio Land Bank Association to assist in replenishing the legal defense budget line item.

- Richard Chase made a motion to authorize the Executive Director and Chairman to make a \$5,000 contribution to the Ohio Land Bank Association to assist in replenishing the legal defense budget line item.
- ✓ Rose Carter seconded the motion.
- ✓ **Motion passed unanimously.**

New Business

Artie Spellman requested a timeline for an investment policy. Daniel R. Yemma stated that he would review the current bylaws and determine what investment options were allowed by county land banks.

Public Comments none

Members Comments

Rose Carter questioned if the land bank was hiring any new employees and asked why no African Americans were hired by the land bank and other county agencies. Daniel R. Yemma requested that Debora Flora address this question. Debora Flora stated that the land bank has a history of diversity in hiring the best applicants and contractors for open positions. She also stated that the land bank has reduced staff due to the completion of the NIP grant. Debora Flora offered to add suggested locations for future job postings and requested that Rose Carter share those locations with her.

Daniel R. Yemma called for a motion to enter into executive session to discuss personnel with land bank directors.

- Richard Chase made a motion to enter into executive session to discuss personnel with land bank directors @ 12:57 pm.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

- Mike Pinkerton made a motion to reconvene to regular meeting @ 1:15 pm.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

- Richard Chase made a motion to adjourn the meeting at 1:16 pm.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously; meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC.