

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #126)
October 28, 2025

Board Members in Attendance:

Daniel R. Yemma, Chair
Larry Moliterno
Gwen Bush
James Harp
Artie Spellman
Richard Chase
Carol Rimedio-Righetti

Board Members Absent:

Geno DiFabio
Pastor Rolando Rojas

Alternate Board Members in Attendance:

Anna DeAscentis

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:

None

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:47 am.
- Meeting was held at the Mahoning County Land Bank office, 100 E. Federal St., Suite 300, Youngstown, OH.

Daniel R Yemma called for the approval of the August 19, 2025 meeting minutes.

- ✓ Richard Chase made a motion to approve the August 19, 2025 meeting minutes.
- ✓ Gwen Bush 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:

- ODOD grant program update – BSDR & Brownfield
- Gus Frangos Act update
- Contribution from First Nat'l Bank for "Make It Yours," formerly deed in escrow program
- Youngstown Foundation meeting
- Welcome Home Ohio program update

Housing issues and development
15th Anniversary Celebration
2027 OLBA Conference Host

Discussion followed regarding ODOD grant budgets & guidelines, eligible candidates & partnerships, outstanding brownfield applications, additional funds available for “Coal Counties” and County Commissioner support and partnership. Additional discussion included anniversary celebration, fund raising for the 2027 OLBA conference, partnership with Lake to River counties and the future of 3D printed structures/houses.

Gwen Bush left the meeting @ 12:17 pm.

- ✓ Richard Chase made a motion to accept the Executive Director’s report.
- ✓ Carol Rimedio-Righetti seconded the motion.
- ✓ **Motion passed unanimously.**

Roger Smith presented the Housing & Brownfield Progress Report. Items highlighted included:

- Welcome Home Ohio Rd #1 update – New construction
- Welcome Home Ohio Rd #2 update – New construction
- Welcome Home Ohio Rd #1 update – Rehabilitation
- Demolition update
- Brownfield projects update
- Brownfield application update
- Commercial Rehab update

Discussion followed regarding the sale of a Welcome Home Ohio rehab. Debora Flora also thanked Roger Smith and his demolition team for all their work in coordinating the demolition of the structure at 162 S Bridge Street, Struthers.

Attorney Michaels did not attend and said he would present his report at a later date.

Larry Moliterno presented the Finance Committee’s report. Items highlighted included:

- Review of committee minutes
 - Recommendation of financial reports for Board approval
 - Update of the Royal China Sebring project and pending change order
 - Recommendation for the previously executed demolition contract for 162 S Bridge Street.
- ✓ Carol Rimedio-Righetti made a motion to accept the Finance Committee’s report.
 - ✓ Artie Spellman seconded the motion.
 - ✓ **Motion passed unanimously.**

Executive Committee	none
Personnel Committee	none
Planning Committee	none

Board Action

Daniel R Yemma called for a motion to approve the First Amendment to Standard Agreement for Environmental Services with Brownfield Restoration Group for the Royal China Sebring project as presented.

Attorney Sammarone shared information on the proposed agreement.

- ✓ Richard Chase made a motion to approve the First Amendment to Standard Agreement for Environmental Services with Brownfield Restoration Group for the Royal China Sebring project as presented.
- ✓ Carol Rimedio-Righetti seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the American Business Center copier lease proposal as presented.

Debora Flora share information on the cost savings associated with the copier lease proposal.

- ✓ Richard Chase made a motion approve the American Business Center copier lease proposal as presented.
- ✓ Carol Rimedio-Righetti seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the previously executed demolition contract with Siegel Excavating totaling \$71,000 for demolition of 162 S Bridge Street, Struthers.

Debora Flora shared information on the contract, ODOD's approval and demolition timeline and constraints.

- ✓ Larry Moliterno made a motion approve the previously executed demolition contract with Siegel Excavating totaling \$71,000 for demolition of 162 S Bridge Street, Struthers.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

New Business	none
Unfinished Business	none

Members Comments

Artie Spellman asked if controls were in place to monitor the contract with BRG for Royal China Sebring. Attorney Sammarone assured the BOD that controls were in place.

The next BOD Meeting will be Tuesday, December 16, 2025. The 2026 annual budget must be approved at the December meeting. Artie Spellman also requested that the Personnel Committee meet prior to the December 16, 2025 meeting.

- ✓ Richard Chase made a motion to adjourn the meeting at 12:43 pm
- ✓ Artie Spellman seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC