

**Mahoning County Land Reutilization Corporation**  
**Board Meeting Minutes (Meeting #123)**  
**April 22, 2025 – Annual Meeting**

**Board Members in Attendance:**

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

**Board Members Absent:**

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 11:34 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 February 25, 2025 meeting minutes.

- ✓ Artie Spellman made a motion to approve the February 25, 2025 meeting minutes.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items                      None

Daniel R. Yemma introduced Commissioner Geno DiFabio as the newest board member. Board members and staff introduced themselves. Daniel R Yemma explained the ORC requirement for the makeup of the Land Bank Board of Directors.

Daniel R. Yemma called for a motion to enter into executive session to discuss a personnel matter.

- ✓ Carol Rimedio-Righetti made a motion to enter into executive session to discuss a personnel matter @ 11:38 am.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Anna DeAscentis left the meeting @ 11:38 am.

- ✓ Richard Chase made a motion to reconvene @ 11:58 am.
- ✓ Geno DiFabio seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for the presentation of reports.

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

- Explanation of the Gus Frangos Act (introduced as HB 96 & Senate Bill 102)
- Explanation of the proposed state budget as it pertains to land banking
- Potential demolition of the old Los Gallos building in Struthers
- Housing Finance Summit – acknowledgement and appreciation of BOD attendance
- Grass cutting notice from City of Youngstown
- 15<sup>th</sup> Year Anniversary will be in 2026

Discussion followed regarding the following: gas station abandonment and remediation; collaboration, advocacy and support from local officials for the proposed state budget; new housing in the City of Youngstown and sustainable values; housing strategies in the Village of Sebring; grass cutting issues within the City of Youngstown; 15<sup>th</sup> anniversary celebration ideas; long term testing mandates for completed brownfield projects; and 2027 OLBA conference located in Mahoning County.

- ✓ Carol Rimedio-Righetti made a motion to accept the Executive Director’s report.
- ✓ Richard Chase 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

Prosecutor’s Report none

Daniel R. Yemma called for the election of officers. The current slate of officers is:

Daniel R. Yemma	Chair
Vacant	Vice Chair
Richard Chase	Secretary
Larry Moliterno	Treasurer

- ✓ Larry Moliterno a motion to nominate the following slate of officers.

Daniel R. Yemma	Chair
James Harp	Vice Chair
Richard Chase	Secretary
Larry Moliterno	Treasurer

- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

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

Review of committee minutes, an update on current land bank activities and cash flow

- ✓ Richard Chase made a motion to accept the Finance Committee's report.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the Basic Financial Statements for year ended December 31, 2024 as prepared by Rea.

- ✓ Artie Spellman made a motion to approve the Basic Financial Statements for year ended December 31, 2024 as prepared by Rea.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve change order #2 from United Earthworks for the Royal China Sebring project as presented.

- ✓ Richard Chase made a motion to approve change order #2 from United Earthworks for the Royal China Sebring project as presented.
- ✓ Larry Moliterno seconded the motion.
- ✓ **Motion passed unanimously.**

Discussion followed regarding the final payment and no further action statement from United Earthworks, next phase of the Royal China project and grant balance.

Daniel R Yemma called for a motion to authorize the chairman and/or executive director to execute the following grant agreements from ODO:

Youngstown Flea	\$2,680,371
1034 Wick	\$265,100
BDSR #2	\$500,000

- ✓ Larry Moliterno made a motion to authorize the chairman and/or executive director to execute the following grant agreements from ODO:

Youngstown Flea	\$2,680,371
1034 Wick	\$265,100
BDSR #2	\$500,000

- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Executive Committee	none
Personnel Committee	none
Planning Committee	none
New Business	none
Unfinished Business	none