

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #124)
June 24, 2025

Board Members in Attendance:

Daniel R. Yemma, Chair
Gwen Bush
James Harp
Artie Spellman
Richard Chase
Geno DiFabio
Pastor Rolando Rojas

Board Members Absent:

Carol Rimedio-Righetti
Larry Moliterno

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

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:33 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 April 22, 2025 meeting minutes.

- ✓ Richard Chase made a motion to approve the April 22, 2025 meeting minutes.
- ✓ Pastor Rolando Rojas 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 Legislature Update:
Gus Frangos Act
Welcome Home Ohio (WHO)
Brownfield & Demolition funding
Center for Community Progress presenter – June 26, 2025
Housing Matters

Discussion followed regarding the following: OLBA consultants, future of brownfield funding for land banks and communities, Welcome Home Ohio budget updates, land bank inventory disposition for new housing construction and the need for policy review, Community Reinvestment Act areas, responsible inventory disposition, and increased interest in new home construction in Mahoning County.

- ✓ Richard Chase made a motion to accept the Executive Director's report.
- ✓ Geno DiFabio seconded the motion.
- ✓ **Motion passed unanimously.**

Debora Flora 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

Discussion followed regarding the acquisition and sale of rehab houses for WHO and the brownfield application for the Huntington Bank building.

Debora Flora introduced the Land Bank's summer intern, Serene Awad. Serene is a YSU student intern funded by the Wean Foundation and YSU.

Attorney Michaels presented the Prosecutor's Report and shared statistics.

Richard Chase presented the Finance Committee's report. Items highlighted included:

- Review of committee minutes
- Recommendation of financial reports for Board approval
- Introduction of a change order for a brownfield project

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

A brief discussion followed regarding the status of the line of credit.

Executive Committee	none
Personnel Committee	none
Planning Committee	none

New Business

Daniel R Yemma provided information on a change order from Brownfield Restoration Group (BRG) for the Royal China Sebring project. Daniel R Yemma shared that a change order had been presented and that Debora Flora, Attorney Sammarone and he will meet with Jim Smith from BRG to discuss the change order. The outcome of this meeting would then be presented to the Board of Directors.

Discussion followed regarding the change order and the status of the Royal China Sebring project.

Unfinished Business	none
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Members Comments

Artie Spellman introduced the topic of eliminating real estate taxes in Ohio and the pending legislature surrounding this proposal. Discussion followed.

- ✓ Richard Chase made a motion to adjourn the meeting at 12:47 pm
- ✓ Artie Spellman seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC