

**Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #125)
April 19, 2025**

Board Members in Attendance:

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

Board Members Absent:

Carol Rimedio-Righetti
Geno DiFabio

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:

Attorney Thomas Michaels

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:37 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 June 24, 2025 meeting minutes.

- ✓ Richard Chase made a motion to approve the June 24, 2025 meeting minutes.
- ✓ James Harp 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
Upcoming 15th Anniversary Celebration

Land Policies & Procedures Revision

Discussion followed regarding: WHO income guidelines, Brownfield Remediation Program applications, 15 year anniversary ideas, and the need for a revised policies and procedures standard to be created to meet the changing land banking and housing environment.

- ✓ Richard Chase made a motion to accept the Executive Director's report.
- ✓ Gwen Bush 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

Discussion followed regarding the future of demolition in the State's biennial budget, funding for the demolition of 162 S Bridge St., scope of work at the Youngstown Flea, and Brownfield applications under review by ODOT.

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

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

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 20 West Federal project
 - Donation of 335 Wilcox Road to the land bank and recommendation for renovation funds not to exceed \$75,000
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- ✓ James Harp made a motion to accept the Finance Committee's report.
 - ✓ Richard Chase seconded the motion.
 - ✓ **Motion passed unanimously.**

Discussion followed regarding the potential donation of 335 Wilcox and the potential disposition/sale after renovation.

Executive Committee	none
Personnel Committee	none
Planning Committee	none

Board Action

Daniel R Yemma called for a motion to accept the donation of 335 Wilcox and authorize up to \$75,000 for its renovations and repairs.

- ✓ Larry Moliterno made a motion to accept the donation of 335 Wilcox and authorize up to \$75,000 for its renovations and repairs.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

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 information had been shared with the BOD. Attorney Sammarone provided information on the change order request and the original contract. Attorney Sammarone shared that change orders are common in the environmental industry and that the original contract allowed for additional costs. BRG provided information on the additional costs, but did not notify the MCLRC prior to incurring these costs. Attorney Sammarone also stated that the costs are covered by the grant and the grant balance is sufficient to cover these costs.

Discussion followed regarding future costs above and beyond the change order, the ability to receive a “No Further Action” approval from the Ohio EPA, current project proposal originally based on an older project proposal, changing regulations in the environmental industry, BRG’s experience in the industry, anticipated grant balance and left over funds, and learning experience for the land bank with this project.

Daniel R Yemma called for a motion to approve payments that were above the initial contract in the amount of \$78,208.82.

- ✓ Richard Chase made a motion to approve payments that were above the initial contract in the amount of \$78,208.82.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the BRG change order estimate not to exceed \$161,040.29.

- ✓ James Harp made a motion to approve BRG change order estimate not to exceed \$161,040.29.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Unfinished Business none

Members Comments

Attorney Sammarone said that after discussing this issue with BRG these change orders are common to the industry and that the land bank staff did their due diligence in presenting this to the BOD. Larry Moliterno stated that the thoroughness and expertise of the staff attorney provides comfort to the BOD.

- ✓ Larry Moliterno made a motion to adjourn the meeting at 12:40 pm
- ✓ Richard Chase seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC