

**Mahoning County Land Reutilization Corporation**  
**Board Meeting Minutes (Meeting #103)**  
**April 26, 2022**

**Board Members in Attendance:**

Daniel R. Yemma, Chair  
Larry Moliterno  
James Harp  
Richard Chase  
David Ditzler

**Board Members Absent:**

Artie Spellman - excused  
Carol Rimedio-Righetti  
Rose Carter – excused  
Gwen Bush

**Alternate Board Members in Attendance:**

Denny Furman (for Artie Spellman)

**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

- Meeting was called to order by Daniel R. Yemma, Chairman at 11:40 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 February 22, 2022 meeting minutes.

- Richard Chase made a motion to approve the minutes from the February 22, 2022 meeting.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a correction to the December 14, 2021 meeting minutes. The minutes should read as follows:

Daniel R Yemma stated that the auditors recommended the land bank establish a Records Retention Policy. He stated that Attorney Chris Sammarone has prepared the policy that was presented to the Board. Daniel R. Yemma called for a motion to approve the **Public Records Policy** as presented.

Attorney Sammarone stated that the policy mirrored the policies adopted by other land banks in Ohio and also met the O.R.C. requirements. Attorney Sammarone stated that the **Public Records Policy** needs to be created and approved then a Records Retention Committee would be established. The Records Retention Committee would create a records retention schedule that adheres to the Records Retention Policy.

- Richard Chase made a motion to approve the correction to the December 14, 2021 meeting minutes.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items                      None

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

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

David Ditzler nominated the current slate of officers. Richard Chase seconded the nomination.

Daniel R. Yemma called for the presentation of reports.

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

Ohio Department of Development (ODOD) grant applications update  
 Announcement by Gov DeWine made this morning awarding \$60 million in brownfield funds  
 Additional awards are expected soon  
 Reminder that land bank office relocation is possible pending remediation grant approval  
 Ohio Land Bank Conference begins April 27  
 Land Bank press release this past week announcing greening alternatives for demolition sites

Discussion followed regarding Land Bank transfers and current policies and the need to reduce inventory in order to reduce maintenance costs. A possible move to own policy was also discussed.

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

Roger Smith presented the Renovation and Demolition report. Items highlighted included:

Demolition update – commercial & residential  
 Housing renovations update  
 Personnel needs for future demolition activities

The Mahoning County Prosecutor’s report was presented by Attorney Thomas Michaels. Current statistics for January – March 2022 were provided.

- David Ditzler made a motion to accept the Mahoning County Prosecutor’s report.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

The Finance Committee’s report was presented by Richard Chase. Items highlighted included:

Lack of Quorum  
 Review of the financial reports  
 Review of 2021 Basic Financial Statements  
 No approvals/recommendations/action taken due to lack of quorum

Executive Committee            none  
Personnel Committee        none  
Planning Committee           none

Board Action

Daniel R. Yemma called for a motion to elect the slate of officers as presented earlier in the meeting.

- James Harp made a motion to elect the slate of officers as presented earlier in the meeting.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**
- ✓

Daniel R. Yemma called for a motion to approve the 2021 Basic Financial Statements prepared by Rea & Associates as presented.

- Richard Chase made a motion to approve the 2021 Basic Financial Statements prepared by Rea & Associates as presented.
- ✓ Denny Furman seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to approve the 2 maintenance contracts that exceeded the Executive Director's signing authority of \$45,000.

- David Ditzler made a motion to approve the 2 maintenance contracts that exceeded the Executive Director's signing authority of \$45,000.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Debora Flora shared additional information regarding the maintenance contracts. Only the maintenance contracts that exceeded the Executive Director's signing authority were presented for board approval, there is a decrease in lots maintained for the 2022 grass cutting season and 2 contractors did not receive contracts due to poor performance.

New Business                none

Unfinished Business

Larry Moliterno asked if any additional comments or information was available for the Rescue Mission building request. Debora Flora shared that the director of the Rescue Mission was looking at having the building tested for asbestos.

Public Comments        none  
Members Comments    none

- Richard Chase made a motion to adjourn the meeting at 12:09 pm.
- ✓ Larry Moliterno seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC.