

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #116)
April 23, 2024

Board Members in Attendance:

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

Board Members Absent:

Carol Rimedio-Righetti
David Ditzler (excused)

Alternate Board Members in Attendance:

None

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 2024 annual meeting was called to order by Daniel R. Yemma, Chairman, at 11:35 am.
- Meeting was held at Mahoning County Land Bank office, 100 E. Federal St., Suite 300, Youngstown, OH.

Daniel R. Yemma introduced the newest board member, Pastor Rolando Rojas of Spanish Evangelical Church. Pastor Rojas shared a brief history of his life, and board members introduced themselves.

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

- ✓ James Harp made a motion to nominate the current slate of officers.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for the approval of the February 27, 2024 meeting minutes.

- ✓ Larry Moliterno made a motion to approve the minutes from the February 27, 2024 meeting.

- ✓ Richard Chase 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:

- Update of BDSR Round 2 application status
- Welcome Home Ohio brief explanation and notification of the land’s partnership with YNDC and the application request
- Ohio Senate Select Committee on Housing report and explanation of 4 new bills introduced at the state level
- Assessment of Mahoning and Trumbull counties housing needs being completed for Eastgate Regional Council of Government by Greater Ohio Policy Center
- OLBA annual conference starting April 24

Discussion followed regarding need to share the Ohio Senate Select Committee on Housing report with the Township Association, percentage of owner occupants vs. landlords in the area, the future of land banks with more housing strategy implementation and less residential demolition, delinquent tax issues with out of state property owners, and workforce housing choices at a new local business.

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

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

- Royal China Sebring brownfield project update
- Demolition update
- Housing renovation update
- ✓ Artie Spellman made a motion to accept the Renovation and Demolition report.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Thomas Michaels presented the Mahoning County Prosecutor’s report. Statistics were shared.

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

Attorney Thomas Michaels left @ 12:10 pm

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

- Notification of meeting time change – meetings will now be held 30 minutes before each board meeting
- Review & recommendation of the February 2024 & March 2024 financial statements
- Recommendation of 2023 GAAP Financial Statements prepared by Rea & Associates with the following edits: change address to reflect current address and change the wording from “properties owned by the land bank” to “properties where the land bank is the lead applicant.”

- ✓ Artie Spellman made a motion to accept the Finance Committee’s report.
- ✓ James Harp 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 accept the 2023 GAAP Financial Statements prepared by Rea & Assoc with the following edits: change address to reflect current address and change the wording from “properties owned by the land bank” to “properties where the land bank is the lead applicant.”

- ✓ Richard Chase made a motion to accept 2023 GAAP Financial Statements prepared by Rea & Assoc with the following edits: change address to reflect current address and change the wording from “properties owned by the land bank” to “properties where the land bank is the lead applicant.”
- ✓ Larry Moliterno seconded the motion.
- ✓ **Motion passed.**

New Business

Richard Chase asked why he received a “Risk Assessment” from the State Auditor’s office. Explanation of the procedure was discussed and email addresses were updated.

Artie Spellman stated that associate memberships in the Mahoning County Township Association are open to those interested.

Daniel R. Yemma called for a motion to go into executive Session to discuss personnel and salaries.

- ✓ Richard Chase made a motion to go into executive Session to discuss personnel and salaries.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

Executive session with the staff attorney present began @ 12:17 pm

- ✓ James Harp made a motion to resume regular meeting @ 12:25 pm.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Unfinished Business none

Members Comments none

- ✓ Artie Spellman made a motion to adjourn the meeting at 12:25 pm
- ✓ James Harp seconded the motion.
- ✓ **Meeting adjourned.**