

**Mahoning County Land Reutilization Corporation  
Board Meeting Minutes (Meeting #118)  
August 27, 2024**

**Board Members in Attendance:**

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

**Board Members Absent:**

Carol Rimedio-Righetti  
Richard Chase (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 – via telephone

**Prosecutor's Staff in Attendance:**

Attorney Thomas Michaels

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:31 am.
- Meeting was held at Mahoning County Land Bank office, 100 E. Federal St., Suite 300, Youngstown, OH.

Daniel R. Yemma changed the order of the agenda to allow for Attorney Sammarone to participate via telephone.

Daniel R. Yemma stated that the staff had sought an amendment of the Line of Credit with First National Bank. Debora Flora explained that the amendment included an increase of \$500,000 and a reduction in the proposed interest rate. Attorney Sammarone stated that he had reviewed the document and approved the amendment as presented. Discussion followed regarding a possible loan from Mahoning County and the need to collaborate with other land banks experiencing this cash flow issue and share information with the Ohio Department of Development.

Daniel R. Yemma called for a motion to approve the Amendment to the First National Bank Line of Credit as presented and authorize the chairman and executive director to execute said amendment.

- ✓ Larry Moliterno made a motion to approve the Amendment to the First National Bank Line of Credit as presented and authorize the chairman and executive director to execute said amendment.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma stated that the Ohio Department of Development (ODOD) has approved a Grant Agreement for Brownfield Remediation at the “McGuffey Mall” site in Youngstown. Debora Flora shared that the \$560,962 grant award is ready for signature and that ODOD is requesting all awards be executed within 30 days of presentation. Attorney Sammarone stated he had reviewed and approved the agreement. Discussion followed regarding the project and the collaboration efforts of the land bank and its partners.

Daniel R. Yemma called for a motion to approve the \$560,962 ODOD Brownfield Remediation Program Grant Agreement for McGuffey Mall as presented.

- ✓ Larry Moliterno made a motion to approve the \$560,962 ODOD Brownfield Remediation Program Grant Agreement for McGuffey Mall as presented.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Sammarone left the meeting.

Daniel R Yemma called for the approval of the June 25, 2024 meeting minutes.

- ✓ Artie Spellman made a motion to approve the June 25, 2024 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:

- ODOD Brownfield Round 2 awards:
  - Youngstown Flea
  - South High Field House
  - McGuffey Mall
- ODOD Brownfield applications will reopen this fall
- Royal China Sebring update
- BDSR 2 application update
- Negative demo publicity
- Staff changes

Discussion followed regarding the brownfield projects and the selection of demo worthy properties, specifically the role of each municipality in choosing the addresses.

- ✓ David Ditzler made a motion to accept the Executive Director’s report.
- ✓ Gwen Bush 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 - commercial & residential
- Housing renovation update

Attorney Michaels presented the Prosecutor's Report. Statistics were shared. No questions or discussion.

- ✓ James Harp made a motion to accept the Executive Director's report.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

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

Review & recommendation of the June & July 2024 financial statements  
Recommendation of the FNB Amendment to the Line of Credit  
Recommendation of the ODOD Brownfield Grant Agreement

- ✓ 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
New Business	none
Unfinished Business	none
Members Comments	none

- ✓ Larry Moliterno made a motion to adjourn the meeting at 12:07 pm
- ✓ David Ditzler seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC