

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #114)
December 19, 2023

Board Members in Attendance:

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

Board Members Absent:

Carol Rimedio-Righetti
Gwen Bush

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
Gary Davenport, Project Coordinator
Attorney Chris Sammarone

Prosecutor's Staff in Attendance:

Attorney Thomas Michaels

- Meeting was called to order by Daniel R. Yemma, Chairman at 11:33 am.
- Meeting was held at Mahoning County Land Bank office, 100 E. Federal St., Suite 300, Youngstown, OH.

Daniel R. Yemma called for the approval of the October 24, 2023 meeting minutes.

- ✓ Richard Chase made a motion to approve the minutes from the October 24, 2023 meeting.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items None

Dave Ditzler arrived @ 11:41 am

Daniel R. Yemma called for the presentation of reports.

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

Western Reserve Health Foundation grant award
Welcome Home Ohio update
BDSR #2 update
ODOB Brownfield #2 grant application submitted for 11 projects in Mahoning County

Royal Sebring China project update
Update on sale and end user of 3143 Mahoning Ave – property was previously owned the Land Bank
Participation in area working groups
2024 Holiday Schedule
Reminder - OLBA conference April 2024, Akron, Ohio – board members invited to attend

Discussion followed regarding the Royal Sebring China project and the current owner.

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

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

Royal Sebring China remediation project update
Commercial demo activity in Campbell, OH
Demolition update
Housing acquisition update
Introduction of the Land Bank’s “demo crew” and recognizing their success in meeting all of the 2023 goals

Discussion followed regarding the safety in the field and a thank you for all the hard work the “demo crew” has done this past year.

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

- ✓ Artie Spellman made a motion to accept the Mahoning County Prosecutor’s report.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

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

October and November 2023 financial reports recommended for board approval
2024 Budget recommended for board approval

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

Discussion followed regarding the admin fees collected from ODOD grants and their use in paying for demolition inspection personnel.

Executive Committee	none
Personnel Committee	none
Planning Committee	none

Board Action

Daniel R. Yemma called for a motion to approve the revision to the Land Policies and Procedures. Debora Flora and Gary Davenport explained the proposed changes and the need for each change. Daniel R. Yemma stated that the revisions were needed to allow for more flexibility, which enables the land bank to do what it needs to do. Richard Chase remarked that this aligns with the news reports that show Youngstown, Ohio as a top place to live in the United States.

- ✓ Richard Chase made a motion to accept the proposed Revision to the Land Policies and Procedures.
- ✓ James Harp seconded the motion.

Roll was called:

Artie Spellman	yes	James Harp	yes
Larry Moliterno	yes	Richard Chase	yes
David Ditzler	abstain	Daniel R. Yemma	yes

- ✓ **Motion passed.**

Daniel R. Yemma called for a motion to approve the 2024 Budget as presented.

- ✓ Larry Moliterno made a motion to accept the 2024 Budget as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

New Business none

Unfinished Business none

Members Comments

Artie Spellman asked if James Harp is going to remain a member of the board. Daniel R. Yemma replied he had received a letter from the current Sebring Village Council stating that Council was not opposed to James Harp remaining as a representative of the Village of Sebring and therefore a member of the Land Bank Board of Directors.

Discussion took place regarding the current steel industry and Artie Spellman's retirement from the industry after 48 ½ years of service. Congratulations to Artie were offered.

Daniel R. Yemma stated that the Records Retention Committee had met prior to the board meeting.

- ✓ Richard Chase made a motion to adjourn the meeting at 12:27 pm
- ✓ James Harp seconded the motion.
- ✓ **Meeting adjourned.**

Board members and staff joined land bank partners for a holiday lunch at the B&O Station, Youngstown, Ohio following the meeting.

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC