

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #106)
August 23, 2022

Board Members in Attendance:

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

Board Members Absent:

Carol Rimedio-Righetti
Rose Carter – excused

Alternate Board Members in Attendance:

Anna DeAscentis (for C. Rimedio-Righetti)

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 Tom Michaels

- Meeting was called to order by Daniel R. Yemma, Chairman at 11:32 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 June 28, 2022 and August 8, 2022 meeting minutes.

- Artie Spellman made a motion to approve the minutes from the June 28, 2022 and August 8, 2022 meetings.
- ✓ 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:

Ohio Department of Development (ODOD) Brownfield Agreement update
Residential/commercial demo funding application update
OLBA confirms the need for additional demo funding in future state budgets
Office relocation - office space proposals were shared – comparisons were discussed

Discussion followed regarding elevators, CPI cap, building occupants, possibility of relocation back to 20 Federal after renovations, and lease terms.

- Richard Chase 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:

Brownfield update
Demolition update – commercial & residential
Housing renovations update

The Mahoning County Prosecutor's report was presented by Attorney Tom Michaels. Statistics were shared. No discussion.

- 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 Larry Moliterno. Items highlighted included:

Review of the financial reports
ODOD grant applications
Office relocation

No discussion.

- Richard Chase made a motion to accept the Treasurer's report.
- ✓ Jim 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 approve the recommendation of the following directors to the Finance Committee: Larry Moliterno, chair; Richard Chase and Jim Harp, members.

- David Ditzler made a motion to approve the recommendation of the following directors to the Finance Committee: Larry Moliterno, chair; Richard Chase and Jim Harp, members.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to approve the recommendation of the following directors to the Personnel Committee: Artie Spellman, chair; Richard Chase and David Ditzler, members.

- Larry Moliterno made a motion to approve the recommendation of the following directors to the Personnel Committee: Artie Spellman, chair; Richard Chase and David Ditzler, members.
- ✓ Jim Harp seconded the motion.

- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning the former Royal Sebring China site, South 15th Street, Sebring, Ohio.

- Richard Chase made a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning the former Royal Sebring China site, South 15th Street, Sebring, Ohio.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 20 Federal Place, 20 W Federal Street, Youngstown, Ohio.

- Richard Chase made a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 20 Federal Place, 20 W Federal Street, Youngstown, Ohio.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 131 West Woodland Ave, Youngstown, Ohio.

- Richard Chase made a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 131 West Woodland Ave, Youngstown, Ohio.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R. Yemma called for a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 2307 Market Street, Youngstown, Ohio.

- Larry Moliterno made a motion to authorize the Chairman to sign the Ohio Department of Development Brownfield Remediation Program Grant Agreement concerning 2307 Market Street, Youngstown, Ohio.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**
- ✓

Daniel R. Yemma called for a motion for to allow the Chairman and Executive Director to enter into a lease agreement with City Center One for office space.

- Richard Chase made a motion to allow the Chairman and Executive Director to enter into a lease agreement with City Center One for office space.
- ✓ Gwen Bush seconded the motion.
- ✓ **Motion passed unanimously.**

New Business none

Unfinished Business

Anna DeAscentis requested information on the timing of the match dollars for the former Royal Sebring China site remediation project and the residential/commercial projects. Debora Flora provided some information and will share future information with Anna DeAscentis.

Daniel R. Yemma shared additional information on the property acquisition request from First Energy. Discussion followed.

Public Comments none

Members Comments

Artie Spellman thanked the Chairman for filling the open positions on the Finance and Personnel Committees. Daniel R. Yemma reminded everyone that all board members are welcome to attend committee meetings.

The following dates were set for future meetings:

October 18, 2022	11:30 am	Personnel Committee
October 18, 2022	12:00 pm	Finance Committee
October 25, 2022	11:30 am	Board of Directors

- David Ditzler made a motion to adjourn the meeting at 12:25 pm.
- ✓ Richard Chase seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC.