

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #121)
December 17, 2024

Board Members in Attendance:

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

Board Members Absent:

David Ditzler (excused)

Alternate Board Members in Attendance:

Anna DeAscentis

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:

None

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:32 am.
- Meeting was held at the City View Room, DoubleTree Hilton Youngstown, 44 E. Federal St., Youngstown OH.

Daniel R Yemma called for the approval of the October 22 and November 26, 2024 meeting minutes.

- ✓ Richard Chase made a motion to approve the October 22 and November 26, 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 funding update
Appreciation for Board attendance at the ribbon cutting for new construction on Mineral Springs Ave
YNDC's award for down payment assistance with Welcome Home Ohio Round 2 houses
Ohio HB 375 (renamed the Gus Frangos Act) did not move to a vote this session but will be reintroduced in 2025

OLBA is seeking legislative support for funding of the current ODOD programs, Brownfield Remediation, BDSR and Welcome Home Ohio
OLBA has joined the newly created Home Matters to Ohio coalition, to assist Ohioans with housing issues
OLBA annual conference will be April 23-25, 2025 in Columbus
2025 MCLRC BOD meeting schedule distributed for review

Carol Rimedio-Righetti and Anna DeAscentis arrived at 11:39 am

Discussion followed regarding the status of the Mineral Springs houses and the location of Welcome Home Ohio Round 2 new construction sites.

- ✓ James Harp 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:

Brownfield projects update
Demolition update
Housing renovation update

Discussion followed regarding using Brownfield grant monies to assist with government owned structures.

Attorney Michaels was unable to attend but provided a statistics report.

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

Artie Spellman thanked Mahoning County Prosecutor Gina DeGenova for continuing the Land Bank's mission during her term.

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

Review & recommendation of the October & November 2024 financial statements
Review of the Royal China Sebring project
Review & recommendation of the amended agreement with YNDC for Welcome Home Ohio Round 1

- ✓ Artie Spellman made a motion to accept the Finance Committee's report.
- ✓ Carol Rimedio-Righetti seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the Amended Agreement with YNDC for the Welcome Home Ohio Round 1 grant. Attorney Chris Sammarone explained that the amendment allows for the projects to be acquired at different prices but does not exceed the total amount of the original agreement and the ODOD award.

- ✓ James Harp made a motion to approve the Amended Agreement with YNDC for the Welcome Home Ohio Round 1 grant as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma called for a motion to approve the 2025 Budget as presented. Daniel R Yemma explained that the Finance Committee had met to review the budget and recommended for approval.

- ✓ James Harp made a motion to approve the 2025 Budget as presented.
- ✓ Pastor Rolando Rojas seconded the motion.
- ✓ **Motion passed unanimously.**

| | |
|---------------------|------|
| Executive Committee | none |
| Personnel Committee | none |
| Planning Committee | none |
| New Business | none |
| Unfinished Business | none |

Members Comments

Anna DeAscentis asked if the housing grant with the Port Authority, YNDC and City of Youngstown had been awarded. Debora Flora explained the outcome.

Anna DeAscentis asked about the recent news article regarding the City of Youngstown and the Land Bank partnering to use ARPA funds to assist with housing issues. Debora Flora explained that the Mahoning Land Bank Support Fund will be the fiscal sponsor for this program. The program will be reviewed with the potential partners in 2025 and the role of the Land Bank will be confirmed. Discussion followed regarding the purpose of this program and the potential outcome for the property owners.

James Harp wanted to recognize David Ditzler as a long standing board member who has contributed significantly to the Land Bank. Carol Rimedio-Righetti stated that David Ditzler's final commissioner's meeting will be at 10 a.m. December 30, 2024.

Daniel R Yemma shared James Harp's sentiments and thanked Dave and all board members for their contributions, attendance and support of the Land Bank. Daniel R Yemma also thanked the Executive Director, staff and Attorneys Sammarone and Michaels for all the hard work.

Artie Spellman thanked Daniel R Yemma, Chairman, for running efficient and productive meetings.

Larry Moliterno commented that the work of the Land Bank has had a significant impact on the communities and that it is exciting to see the Land Bank's growth.

Debora Flora shared that the past round of demos included extensive tree and brush removal, which is allowed under the BDSR grant guidelines. This helps to create a vision for the property. She also expressed hope to see a rebirth of the Deed in Escrow program next year. Discussion regarding this program followed.

Daniel R Yemma stated that he would be meeting with the new county Prosecutor, Lynn Maro, to discuss the Land Bank and its past success. He stated that he would share how much the Land Bank appreciates the help and support of the Prosecutor's office. Larry Moliterno suggested that the new head of the civil division be invited to a Land Bank meeting.

- ✓ Richard Chase made a motion to adjourn the meeting at 12:21 pm
- ✓ James Harp seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC