

**Mahoning County Land Reutilization Corporation**  
**Board Meeting Minutes (Meeting #115)**  
**February 27, 2024**

**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 – 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

- 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 called for the approval of the December 19, 2023 meeting minutes.

- ✓ Richard Chase made a motion to approve the minutes from the December 19, 2023 meeting.
- ✓ Artie Spellman 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:

Introduced Jim Smith, President of Brown Restoration Group, consultant on the Royal China Sebring project  
Welcome Home Ohio application w/YNDC  
Participation in the Ohio Senate Select Committee on Housing hearing – Jan 2024  
BDSR Round #1 update  
BDSR Round #2 application update

Notification of 25% match from Mahoning County Commissioners for BDSR Round #2 projects outside Youngstown City  
Land Bank economic impact on 2023 subcontractors  
OLBA Annual Conference reminder, April 24 – 26, 2024

Discussion followed regarding the date of the April 2024 meeting, providing more detail for the township representatives on the board so they can share with Township Association, status of BDSR Round #2 application, importance of communication and planning for the local townships to be ready for grant applications, CDBG program availability and limitations.

Attorney Sammarone arrived @ 11:50 am.

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

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

Royal China Sebring bidding update  
Commercial demo activity in Campbell City  
Demolition update  
Housing acquisition update

- ✓ James Harp made a motion to accept the Renovation and Demolition report.
- ✓ David Ditzler seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Thomas Michaels presented the Mahoning County Prosecutor's report. Statistics were shared. Debora Flora noted that 2024 marked the 10 year anniversary that the Prosecutor's office has been providing deeds to the Land Bank.

- ✓ David Ditzler made a motion to accept the Mahoning County Prosecutor's report.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

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

December 2023 and January 2024 financial reports recommended for board approval  
Cash flow awareness  
2023 Financial Statements will be filed with Auditor of State upon completion by Rea & Assoc  
Audit of calendar years 2022 & 2023 will occur this year

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

Discussion followed regarding the 2024 audit and the ability of Mahoning County to front money or offer a 0% interest loan to the land bank since the ODOB reimbursement process is longer than the 30 days promised. David Ditzler to report back.

Executive Committee	none
Personnel Committee	none
Planning Committee	none

Board Action

Daniel R. Yemma called for a motion to accept the bid for Soil Remediation, Clean-up and Site Grading at the Royal China Sebring Project site and authorized the Executive Director and Chairman to enter into the contract as presented with United Earthworks LLC.

Discussion followed regarding attorney review, cost overruns, change orders, soil certification, contractor reviews, bidder range, due diligence and vetting of all bidders, prevailing wage requirement, Project Labor Agreements, use of local union subcontractors, role of BRG and use of leftover project funds. Attorney Sammarone and Jim Smith participated in the discussion and provided answers to the questions and concerns of the board members.

- ✓ Richard Chase made a motion to accept the bid for Soil Remediation, Clean-up and Site at the Royal China Sebring Project site and authorized the Executive Director and Chairman to enter into the contract as presented with United Earthworks LLC.
- ✓ Larry Moliterno 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.**

New Business                      none

Unfinished Business            none

Members Comments

Artie Spellman thanked the Mahoning County Commissioners for the 25% match for BDSR Round #2.

James Harp asked when the start date would take place for the soil remediation at Royal China Sebring. Jim Smith estimated 1 month after contract executed. Debora Flora shared the kickoff timeline. Richard Chase asked about the draws/payments required on the contract and reimbursement from ODOD.

Daniel R. Yemma shared the following:

Richard Chase has been reappointed for a new 2 year term on the Board of Directors effective January 1, 2024.

Pastor Rolando Rojas of Spanish Evangelical Church has been appointed to the Board of Directors to fill the nonprofit representative vacancy.

Debora Flora thanked Jim Smith for attending the meeting.

- ✓ Larry Moliterno made a motion to adjourn the meeting at 12:29 pm
- ✓ Richard Chase seconded the motion.
- ✓ **Meeting adjourned.**

Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC