

***Mahoning County Land Reutilization Corporation***  
**Board Meeting Minutes (Meeting #129)**  
**April 28, 2026 – Annual Meeting**

**Board Members in Attendance:**

Daniel R. Yemma, Chair  
James Harp  
Artie Spellman  
Richard Chase  
Tanay Hill

**Board Members Absent:**

Geno DiFabio  
Larry Moliterno  
Carol Rimedio-Righetti  
Pastor Rolando Rojas

**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 11:41 am.
- Meeting was held at the Mahoning County Land Bank office, 100 E. Federal St., Suite 300, Youngstown, OH.

Daniel R. Yemma called for the approval of the February 24, 2026 meeting minutes.

- ✓ Richard Chase made a motion to approve the February 24, 2026 meeting minutes.
- ✓ 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:

15 Year Impact Report  
15 Year Anniversary Celebration update & ideas  
ODOB Demo funds – JSI property & ARPA funds w/an expiration date  
Possibility of moving June 23, 2026 meeting to June 30, 2026  
Make It Yours donation received  
Housing Summit moderator – May 1, 2026  
Hardship exemption request from the buyer of a Welcome Home Ohio-funded dwelling at  
725 Mineral Springs Ave

335 Wilcox update on possible purchase  
Success of 2026 OLBA Conference; Toledo, Ohio

Discussion followed regarding the expiration of the ARPA funds. Anna DeAscentis shared information and offered to coordinate an agreement extension. Discussed regarding an extension followed.

Daniel R. Yemma called for a motion to approve an extension of the current agreement with Mahoning County Commissioners regarding ARPA match funds for demolition use from June 30, 2026 to September 30, 2026.

- ✓ Richard Chase made a motion to approve an extension of the current agreement with Mahoning County Commissioners regarding ARPA match funds for demolition use from June 30, 2026 to September 30, 2026.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Sammarone confirmed that the Mahoning County Commissioners would generate the extension and send to the Mahoning County Land Bank for signatures.

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

Roger Smith presented the Housing & Brownfield Progress Report. Items highlighted included:

Welcome Home Ohio update  
Demolition update  
Brownfield projects update  
Commercial Rehab update

Richard Chase presented the Finance Committee's report. Items highlighted included:

Review of committee meeting prior to the BOD meeting  
Recommendation of financial reports for Board approval  
Review of hardship exemption request from the buyer @ 725 Mineral Springs Ave  
335 Wilcox potential buyer & sale

Discussion followed regarding the hardship exemption request from the owners @ 725 Mineral Springs, options and requirements from ODOT, Discussion regarding 335 Wilcox and possible financing options took place. Tanay Hill shared information about Valley Partners and its available programs. Attorney Sammarone recommended that the Land Bank send the interested party from 335 Wilcox to Valley Partners.

- ✓ Richard Chase 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 |

## Board Action

Daniel R Yemma called for a motion to approve the 2025 Basic Financial Statements as presented.

Debora Flora and Cathie Hicks shared some information regarding the 2025 Basic Financial Statements; specifically information regarding Pollution Remediation Liability. Discussion followed.

- ✓ Richard Chase made a motion to approve the 2025 Basic Financial Statements as presented.
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

## New Business

James Harp congratulated Debora Flora on her appointment as President of the Ohio Land Bank Association. Debora Flora shared some information on the role of the president, the role of the OLBA and the Gus Frangos Act currently awaiting approval by the Ohio House and Senate. Daniel R Yemma stated that as the County Treasurer and BOD member he attended the 2026 annual OLBA conference in Toledo and that Debora is well respected in the industry and deserves this position. Daniel R Yemma also shared that he serves as VP of the Ohio Treasurers Association and will most likely become the President in the next term. He will have the honor of hosting a semiannual conference locally.

Daniel R Yemma introduced the newest board member, Tanay Hill. She was appointed by the new Youngstown City Mayor to serve as a City Representative to the Board of Directors. Tanay Hill shared some information about herself and professional background.

Daniel R. Yemma called for the election of officers. The current slate of officers is:

|                 |           |                 |            |
|-----------------|-----------|-----------------|------------|
| Daniel R. Yemma | Chair     | James Harp      | Vice Chair |
| Richard Chase   | Secretary | Larry Moliterno | Treasurer  |

Anna DeAscentis made a motion to nominate the current slate of officers.

- ✓ Richard Chase made a motion nominate the current slate of officers
- ✓ Artie Spellman seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Sammarone shared that he had been looking at creating a virtual attendance policy. After investigation of this ORC approved policy, he has stated that he does not think it is a wise move. There are constraints and costs that are undesirable. A brief discussion followed.

Unfinished Business                      none  
Members Comments

Richard Chase asked if the ORC spells out the term of board members. Discussion followed.

- ✓ Richard Chase made a motion to adjourn the meeting at 1:02 pm
- ✓ James Harp seconded the motion.
- ✓ **Meeting adjourned.**
- ✓ Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC