

Mahoning County Land Reutilization Corporation
Board Meeting Minutes (Meeting #130)
June 30, 2026

Board Members in Attendance:

Daniel R. Yemma, Chair
Larry Moliterno
James Harp
Artie Spellman
Richard Chase
Tanay Hill
Pastor Rolando Rojas

Board Members Absent:

Geno DiFabio
Carol Rimedio-Righetti

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

Prosecutor's Staff in Attendance:

Attorney Thomas Michaels

- The meeting was called to order by Daniel R. Yemma, Chairman, at 11:42 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 April 28, 2026 meeting minutes.

- ✓ Artie Spellman made a motion to approve the April 28, 2026 meeting minutes.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Communication Items None

Daniel R. Yemma stated that the agenda has changed. Item 5c under Board Action would be removed from the agenda due to unavailability of the 2024/2025 audit.

Tanay Hill arrived at 11:50 am.

Daniel R. Yemma called for the presentation of reports.

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

Welcomed John Evan from The Howland Company as a guest and consultant on the JSI Properties project
Introduced a Cybersecurity Policy – created by MCLRC staff & Mahoning County Director of IT, Jamison Mills. A Cybersecurity Policy is required by the state of Ohio and was available for BOD review.
15 Year Anniversary update
Upcoming presentation at the Mahoning River Corridor Mayor's meeting on July 17, 2026
Staff news
July 1, 2026 she will become the OLBA president

Daniel R Yemma and board members congratulated Debora Flora on this position.

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

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

Welcome Home Ohio update
Make It Yours donation – 3434 Neilson Ave
Demolition update
Brownfield projects update
Commercial Rehab update

Discussion followed regarding resale price on 3434 Neilson, Royal China - Sebring project status, sales analysis of WHO houses, JSI Properties project and potential buy back of a WHO house at 725 Mineral Springs Ave.

- ✓ Richard Chase made a motion to accept the Housing/Brownfield Update report.
- ✓ James Harp seconded the motion.
- ✓ **Motion passed unanimously.**

Attorney Thomas Michaels presented the Prosecutor's report. Foreclosure and transfer statistics were shared.

Discussion followed regarding land bank foreclosures, court proceedings and appeals by defendants. Attorney Michaels shared some recent cases in appeals and the outcomes. Debora Flora shared that the OLBA has been watching court cases in Ohio and this has been a topic among the local and state land bank organizations.

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

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

Review & recommendation of financial reports for Board approval
Review & recommendation of the JSI Properties demolition contract for Board approval

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

Executive Committee	none
Personnel Committee	none
Planning Committee	none

Board Action

Daniel R Yemma reintroduced John Evan from The Howland Company who is coordinating the specifications and contract for the JSI Properties project. Daniel R Yemma thanked John Evan for his time and availability to attend the meeting to answer any questions. Debora Flora and John Evan presented information on the project, scope of work, history of site, and bidding processing and award of contract.

Discussion followed regarding the scope of work, the alternate bid which included additional concrete slab removal, a Global Settlement Agreement between the Village of Sebring and the current owner of the demo site, the Village of Sebring's future ownership, the asbestos removal and disposal, current resident working on adjoining parcel, ingress & egress issues, and availability of funds to cover the total contract.

Daniel R Yemma called for a motion to authorize the Board Chairman to execute an agreement between the MCLRC and Siegel Excavating LLC for demolition at the JSI Properties project site not to exceed \$597,000.

- ✓ James Harp made a motion to authorize the Board Chairman to execute an agreement between the MCLRC and Siegel Excavating LLC for demolition at the JSI Properties project site not to exceed \$597,000.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

Daniel R Yemma thanked John Evan for his assistance. John Evan left the meeting @ 12:26 pm.

Daniel R Yemma called for a motion to adopt the proposed Cybersecurity Policy as presented.

- ✓ Artie Spellman made a motion to adopt the proposed Cybersecurity Policy as presented.
- ✓ Richard Chase seconded the motion.
- ✓ **Motion passed unanimously.**

A resolution to adopt a Cybersecurity Policy was distributed for signatures.

Daniel R Yemma called for a motion to adopt a resolution(s) in recognition of initial MCLRC partners Austintown Township, Youngstown City, Campbell City, and Struthers City.

- ✓ Richard Chase made a motion to adopt a resolution(s) in recognition of initial MCLRC partners Austintown Township, Youngstown City, Campbell City, and Struthers City.
- ✓ Larry Moliterno seconded the motion.
- ✓ **Motion passed unanimously.**

Debora Flora shared that the resolutions would be presented at the July 17, 2026 Mahoning River Corridor Mayor's Meeting.

New Business

Debora Flora shared that Tanay Hill had recently married. Congratulation from all board members followed.

Unfinished Business	none
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Members Comments

Artie Spellman thanked Attorney Michaels for his insight on the cases he presented.

- ✓ Richard Chase made a motion to adjourn the meeting at 12:30 pm
- ✓ Anna DeAscentis seconded the motion.
- ✓ **Meeting adjourned.**
- ✓ Minutes submitted by Cathie Hicks, Fiscal Officer, MCLRC