

Youngstown Neighborhood Development Corporation Performance Report | January - March 2023



REVITALIZE 2023

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Funders

CORE FUNDERS

The Raymond John Wean Foundation
City of Youngstown

PROGRAM INVESTORS

Aimee and Lulu Seidel Foundation

Bernard and Elaine Soss Family Charitable Trust

CareSource

Citizens Bank

City of Youngstown, American Rescue Plan

City of Youngstown, City Council Discretionary Funds

City of Youngstown, Community Development Block Grant

City of Youngstown, HOME Investment Partnership

Community Foundation of the Mahoning Valley

Denise Debartolo York

Direction Home

Dominion Foundation

Eastgate Regional Council of Governments

Farmers National Bank

Federal Home Loan Bank of Cincinnati Affordable Housing Program

Federal Home Loan Bank of Pittsburgh Affordable Housing Program

Fibus Family Foundation

Finance Fund

First National Bank Community Foundation

First Energy Foundation

Florence Simon Beecher Foundation

Frances Schermer Charitable Trust

Frank and Pearl Gelbman Foundation

George and Virginia Pugh Foundation

Healthpath Foundation of Ohio

HUD Comprehensive Housing Counseling Grant

Huntington National Bank

J. Ford Crandall Memorial Foundation

John S. and Doris M. Andrews Memorial Fund

John D. Finnegan Foundation

John F. and Loretta Hynes Foundation

Key Bank Foundation

Mahoning County Commissioners

Mahoning County Land Reutilization Corporation

Mahoning County Lead Hazard and Healthy Homes

Mark Fusillo

Meisel & Pesses Family Foundation

Mercy Health Foundation

Ohio Housing Trust Fund

PNC Foundation

Pollock Company Foundation

Pollock Personal Foundation

Premier Bank

Produce Perks Midwest

Robert H. Reakirt Foundation

Ruth Beecher Charitable Trust

Schwebel Family Foundation

Senator Maurice and Florence Lipscher Charitable Fund

Seven Seventeen Credit Union

The William M. Neckerman, Jr. Charitable Foundation

The Youngstown Foundation

Thomases Family Endowment of the Youngstown Area Jewish Federation

United Way of Youngstown and the Mahoning Valley

USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response Program

USDA Food Insecurity Nutrition Incentive

USDA Rural Housing Preservation Grant

U.S. Department of Housing and Urban Development

W. and H. Bender Memorial Fund

Walter and Caroline Watson Foundation

Ward Beecher Foundation

Wells Fargo Housing Foundation

Western Reserve Health Foundation

William Swanston Charitable Fund

Team Members

BOARD OF DIRECTORS

Ms. Marguerite Douglas, President
Mr. Juan Santiago, Vice President
Ms. Debbi Grinstein, Treasurer
Mr. Phil Kidd, Secretary
Mr. Steve Avery
Mr. Julius Bennett
Ms. Rosetta Carter
Ms. Mary Danus
Ms. Dollaine Holmes
Mr. Matt Strang
Mr. Chris White

FULL TIME STAFF

Ian Beniston, AICP, HDFP, Executive Director
Tiffany Sokol, Housing Director
Jack Daugherty, AICP, HDFP, Neighborhood Stabilization Director
Liz Ifill, Office Manager
Kayshia Washington, Community Engagement Fellow
Jennifer Evans, Housing Program Manager
Alex Viglio, Housing Counselor
Susan Payton, Glenwood Fresh Market Manager
Sara Tkac, Marketing Assistant
Nikos Hodnicky, Neighborhood Stabilization Program Assistant
Jeff Kramer, Construction Team Member
Mike Ondo, Construction Team Member
Joshua Potkay, Construction Team Member
Patrick Willis, Construction Team Member
Juan Morales, Grass Cutting & Clean Up Team Member
Juan Tejada-Tavera, Grass Cutting & Clean Up Team Member
Earnest Croom, Grass Cutting & Clean Up Team Member
Alex Wagner, Grass Cutting & Clean Up Team Member
Patricia Tate, Neighborhood Steward
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate

New Team Members

Kayshia Washington

Community Engagement Fellow

Kayshia Washington is the Community Engagement Fellow for the Youngstown Neighborhood Development Corporation. She works with staff, partners, neighborhood leaders, and community volunteers to involve residents in YNDC's work; activate community space; advance neighborhood safety; and keep residents and partners informed about YNDC's programs, services, and activities across the city.



Nikos Hodnicky

Neighborhood Stabilization
Program Assistant

Nikos Hodnicky is the Neighborhood Stabilization Program Assistant for the Youngstown Neighborhood Development Corporation. He assists the Neighborhood Stabilization Director with a variety of tasks necessary to clean up and stabilize vacant properties in Youngstown's neighborhoods and to organize residents and community partners around quality-of-life issues affecting neighborhoods. This work includes a variety of office, research, and field assignments.



Sara Tkac

Marketing Assistant

Sara Tkac is the Marketing Assistant for the Youngstown Neighborhood Development Corporation. Sara assists with the completion of photographic documentation, social media posts, website updates, and publication layout. This work includes drone photography, videography, photographing events in the community and photographic progress of our revitalization projects. Sara works with staff to design all of YNDC's publications, reports, flyers, and social media posts.



Revitalization Review

93

VOLUNTEERS

372

VOLUNTEER
HOURS

22

VACANT
HOUSES BOARDED

509

TIRES REMOVED

909

CUBIC YARDS OF
DEBRIS CLEARED

11

NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING

1,985

LINEAR FEET
OF SIDEWALKS
SCRAPED

54

EMERGENCY
REPAIRS

Publications & Media

- Southern-Style Restaurant Completes Glenwood Plaza
- ‘Food For Your Soul’: New Southern-Style Soul Food Restaurant Opens in Youngstown
- New Soul Food Restaurant Opens in Youngstown
- Youngstown Building’s Future Under Debate
- Youngstown Leaders Working on Quality-of-Life Issues
- Funding Delays Opening of One Health Ohio in Youngstown
- KeyBank Partners With Resilia to Support Black, Hispanic, Indigenous, & People of Color Led Non-Profits
- Growth Report 2: Business and Beautification – ARPA Money Ignites Projects - The Business Journal
- Lady Buggs Pharm Honors Ancestral Ties to Plants and Nature - Farm and Dairy
- One of Youngstown’s Oldest Houses to be Repurposed - The Business Journal
- YNDC Hires Washington as Community Engagement Fellow - The Business Journal
- Agencies Aid Those Living in Old Housing in a Food Desert - The Business Journal
- Revitalizing the City: New Apartments, Bakery Open in Youngstown - WKBN
- Youngstown Councilman Spearheading New City Initiative - WKBN
- From Barbershop to Bake Shop, 94-year-Old Building Serves Up sweets in Youngstown - WFMJ
- Glenwood Fourplex Receives Major Facelift After Nearly 100 Years; Ready for New Tenants - WFMJ
- Glenwood Apartment Building is YNDC’s Latest Revitalization Effort - The Business Journal
- YNDC Invests \$300K to Renovate Glenwood Avenue Fourplex - The Business Journal
- Board OKs 5 ARP Allocations - The Vindicator
- Community Foundation ‘Giving Tuesday and Beyond’ Campaign Raises More Than \$80K - The Business Journal
- Youngstown OKs ARP Funds For Businesses - The Business Journal
- New Urgent Care Facility Opens in Youngstown - WKBN
- QuickMed Urgent Care Opens 10th Location - The Business Journal
- Community Classes w/ EmPower Yoga Teachers in Training (Donation Based) - Stay Happening

New Funding

YNDC Q1, 2023 GRANT AWARDS

- Ohio Department of Development Housing Assistance Grant Program, Emergency Home Repairs and Handicapped Accessibility: \$1,110,000
- The Raymond John Wean Foundation, General Operating, Neighborhood Organizing, and a Community Engagement Fellow: \$600,000
- City of Youngstown, American Rescue Plan, Seventh Ward Neighborhood Development: \$146,222
- Ward Beecher Foundation, Foster Theater: \$100,000
- Western Reserve Health Foundation, a supporting organization of the Community Foundation of the Mahoning Valley, Youngstown TreeCorps: \$60,000
- Frank and Pearl E. Gelbman Charitable Trust, Foster Theater: \$50,000
- John F. Hynes and John D. Finnegan Foundation, 2915 Glenwood Avenue: \$12,500
- Denise DeBartolo York, Glenwood Fresh Market: \$10,000
- John D. Finnegan Foundation, Foster Theater: \$10,000
- Farmers National Bank, Housing Programs: \$7,500
- Big Lots Foundation, Glenwood Fresh Market: \$5,000
- John and Loretta Hynes Foundation, Foster Theater: \$5,000
- W. and H. Bender Memorial Fund, Foster Theater: \$1,500
- Schwebel Family Foundation, General Operations: \$1,000



Housing Counseling

11

NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING

1

HOMES
PURCHASED
BY HOUSING
COUNSELING
CLIENTS



Real Estate Development



2

**VACANT UNITS
ACQUIRED FOR
REHABILITATION**

3

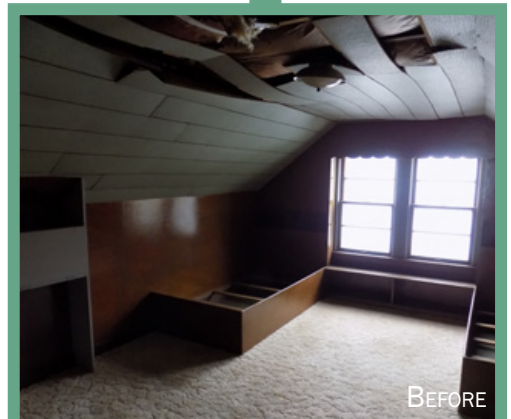
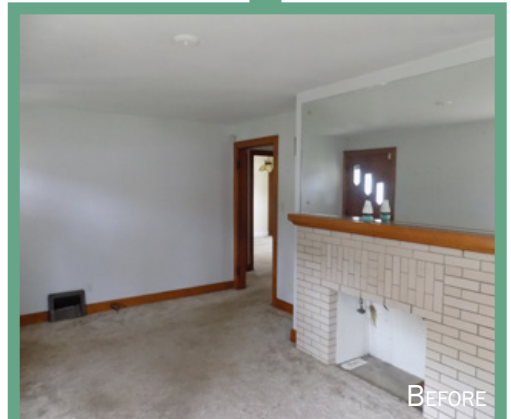
**VACANT UNITS
REHABILITATED**



Real Estate Development



Real Estate Development



Owner-Occupied Home Repair

1

Roof Replacement
Completed



54

Emergency Repair
Projects Completed



Glenwood Corridor Improvements

THREE NEW BUSINESSES OPENED ON THE GLENWOOD CORRIDOR

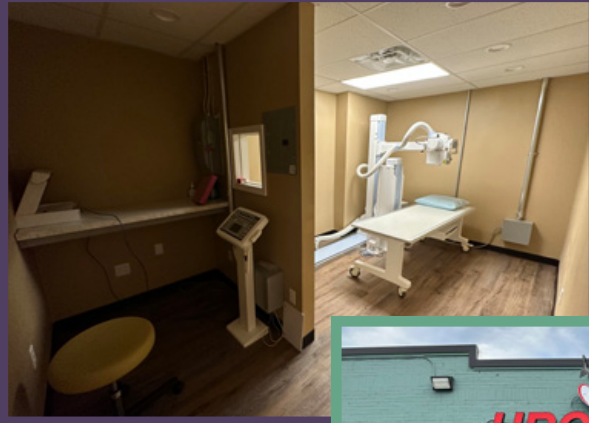
Savannah Joe's Restaurant



Glenwood Corridor Improvements

THREE NEW BUSINESSES OPENED ON THE GLENWOOD CORRIDOR

QuickMed Urgent Care



Pie Oh My Sweets Shop



Glenwood Corridor Improvements

YNDC's Community Engagement and Organizing team has recruited 45 business owners and community leaders to formalize Glenwood Neighbors into a corridor business association to share information, coordinate community activities that promote a vibrant businesses corridor, and to take action around common interests and issues affecting businesses along Glenwood Avenue. Glenwood Neighbors will hold its first official meeting in April.

YNDC is developing a plan to clean up and green 6 overgrown and asphalt-riddled vacant lots on Glenwood Avenue where buildings once stood. This is part of a decade-long effort by YNDC, the City of Youngstown, and the Mahoning County Land Bank to clean up, assemble, and maintain vacant lots on the corridor to restore a basic sense of order for the benefit of the surrounding neighbors and businesses. Over time, some of these sites will be transformed into community open space while others may have long-term potential for redevelopment.



Neighborhood Cleanup

509

Tires Removed



22

Vacant Homes Cleaned and Boarded



909

Yards of Debris Cleared



Neighborhood Cleanup

YNDC's Grass Cutting and Cleanup Team boarded 22 houses this quarter in neighborhoods throughout Youngstown. The team cleaned up 124 vacant structures and lots in the Newport Neighborhood on Youngstown's south side as part of a coordinated effort to clean up and improve neighborhood conditions and improve community safety in areas of the city notorious for illegal dumping. A total of 909 cubic yards of brush and illegal dumping debris (equivalent to 30, 30-yard dumpsters) and 509 illegally dumped tires have been removed from the neighborhood.

Wolford's Rolloff, Inc., a longtime partner in YNDC's work, donated staff time and dumpsters to assist with clearing hundreds of cubic yards of overgrowth from vacant lots and to uncover over 1,000 linear feet of overgrown sidewalks. Additional cleanup work to hundreds of properties in multiple neighborhoods on the South Side and East Side are planned for the coming months in partnership with the City of Youngstown, Councilwoman Anita Davis, and Councilman Jimmy Hughes.



Youngstown TreeCorps

YNDC has begun preparations for spring tree planting as part of Youngstown TreeCorps, an initiative led by YNDC and supported by the Healthy Community Partnership to plant 250 shade trees throughout the city with multiple neighborhood groups and community organizations.

YNDC's team has begun visiting planting sites and coordinating with multiple partners to prepare a tree planting plan for the spring. Plantings will take place this spring and fall.



Neighborhood Engagement and Organizing

YNDC's team organized a campaign to hold ONE Health Ohio accountable for keeping their promise to begin construction on their planned Glenwood Avenue health clinic in the former Bottom Dollar grocery store on Glenwood Avenue. ONE Health Ohio purchased the property from the City of Youngstown in 2018 with the intention of opening the clinic in 2 years; the project was initially announced in 2016. Since that time, very little progress has been made and the building has continued to deteriorate despite continued promises to begin construction soon. ONE Health announced publicly that construction would begin in December 2022, but by March 2023, no activity had begun.

YNDC's engagement and organizing team collected 53 signatures from Glenwood Avenue business owners and neighborhood leaders and submitted a joint letter asking the CEO of ONE Health Ohio to provide a clear public timeline for breaking ground on construction or to return the building to the City of Youngstown so that another productive use can be identified. The letter garnered significant media attention, and further community action will be taken in the coming months if no clear signs of progress materialize.



Neighborhood Engagement and Organizing

YNDC's Community Engagement Fellow, Kayshia Washington, has been holding one-to-one meetings to get to know neighborhood leaders and community stakeholders throughout the Youngstown in order to get to know more about them and to identify ways to strengthen their engagement in our work. Kayshia has completed 32 one to ones to date and has dozens more scheduled in the coming weeks. Kayshia will also be participating in neighborhood meetings throughout Youngstown in the coming months to learn more about issues affecting our neighborhoods, update groups on YNDC's programs and services, and identify additional leaders interested in getting involved in our work.



Glenwood Fresh Market



**FRESH FRUITS
& VEGETABLES
DISTRIBUTED**
OVER
\$58,900

UNIQUE VISITS
4,341

MEMBERS SERVED
1916

**UNIQUE
HOUSEHOLDS
SERVED**
1036



**HEALTHY
EATING &
HEALTHY LIVING
ACTIVITIES**
29



PARTICIPANTS
946



Financial Statements

STATEMENT OF FINANCIAL POSITION As of March 31, 2023

Assets	3/31/23	3/31/22
Cash & Cash Equivalents	\$588,257.60	\$976,288.47
Accounts Receivable	\$3,386.43	\$5,020.60
Other Current Assets	\$1,685,141.03	\$723,850.75
Total Current Assets	\$2,276,785.06	\$1,705,159.82
Fixed Assets	\$4,867,988.62	\$4,517,892.43
Other Assets	\$373,954.34	\$455,803.99
Total Assets	\$7,518,728.02	\$6,678,856.24
Liabilities & Equity		
Total Liabilities	\$683,684.76	\$678,636.86
Total Equity	\$6,835,043.26	\$6,000,219.38
Total Liabilities & Equity	\$7,518,728.02	\$6,678,856.24

UNEARNED GRANT RECEIVABLES as of 3/31/23 - \$4,900,000

* This is an unaudited statement.

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - March 31, 2023

Income	Jan-Mar 2023	Jan-Mar 2022
Foundation and Banks	\$98,993.68	\$60,659.00
Direct Public Support	\$2,706.12	\$4,110.97
Government Grants & Contracts	\$1,084,278.23	\$1,226,934.13
Investments	\$170.93	(2,637.32)
Other Income	\$78,515.62	\$7,725.06
Program Income	\$104,299.90	\$214,102.24
Total Income	\$1,368,964.48	\$1,510,921.42
Expenses		
Payroll	\$58,413.12	\$53,263.68
Payroll Expenses	\$1,487.90	\$2,872.80
Facilities & Equipment	\$334.94	\$6,725.56
Operations	\$12,337.56	\$15,289.06
Insurance & Benefits	\$22,778.77	\$12,462.95
Meetings	\$161.75	0.00
Contract Services	\$31,014.40	\$22,821.34
Conferences & Seminars	\$29.50	\$81.20
Program Expense	\$611,861.82	\$600,653.07
Total Expense	\$738,419.76	\$714,169.66
Net Income	\$630,544.72	\$796,751.76



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc