



Youngstown Neighborhood Development Corporation

Performance Report

April - June 2021





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Funders

CORE FUNDERS

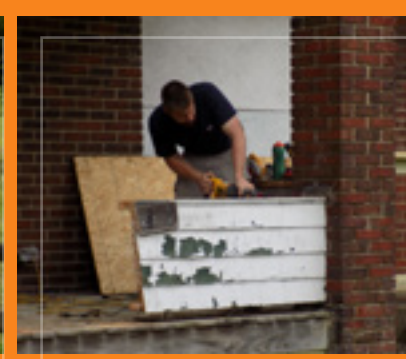
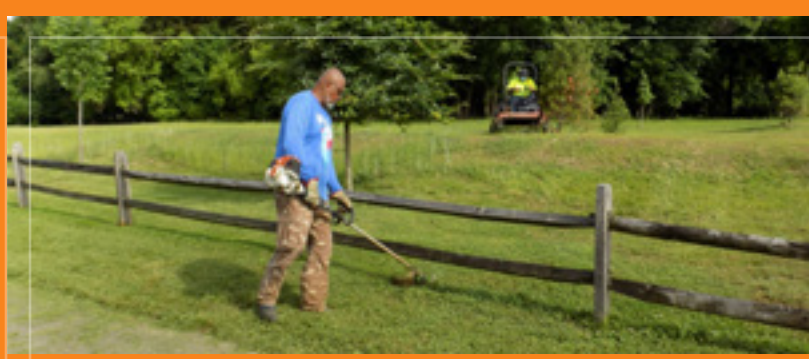
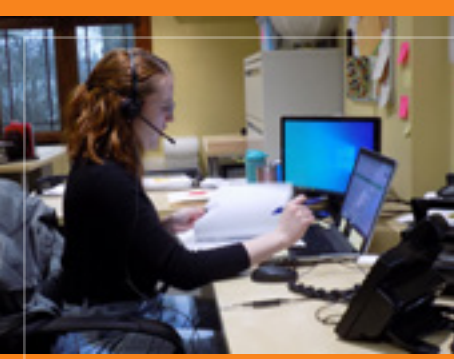
- The Raymond John Wean Foundation
- City of Youngstown

PROGRAM INVESTORS

- Bernard and Elaine Soss Family Charitable Trust
- Citizens Bank
- 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
- Cortland Bank
- Denise DeBartolo York
- Direction Home
- Eastgate Regional Council of Governments
- Elliot and Christine Legow
- Farmers National Bank
- FHLB of Cincinnati Carol M. Peterson Housing Fund
- FHLB Pittsburgh AHP
- Fibus Family Foundation
- Finance Fund
- First National Bank Community Foundation
- First Energy Foundation

- Florence Simon Beecher Foundation
- Francis and Margaret Krygowski
- Frances Schermer Charitable Trust
- Frank and Pearl Gelbman Foundation
- HUD Comprehensive Housing Counseling Grant
- J. Ford Crandall Memorial Foundation
- John and Doris Andrews Memorial Fund
- John D. Finnegan Foundation
- John F. and Loretta Hynes Foundation
- Key Bank Foundation
- Mahoning County Land Reutilization Corporation
- Mahoning County Lead Hazard and Healthy Homes
- Mercy Health Foundation
- Ohio CDC Association Community Recovery Fund
- Ohio Housing Trust Fund
- PNC Foundation
- Pollock Company Foundation
- Pollock Personal Foundation
- Premier Bank
- Robert H. Reakirt Foundation
- Ruth Beecher Charitable Trust
- Schwebel Family Foundation
- Seidel Foundation
- Senator Maurice and Florence Lipscher Charitable Fund

- Seven Seventeen Credit Union
- TCF Bank
- The Huntington Foundation
- The William M. Neckerman, Jr. Charitable Foundation
- The Youngstown Foundation
- Thomases Family Endowment of the Youngstown Area Jewish Federation
- Union Home Mortgage Foundation
- United Way of Youngstown and the Mahoning Valley
- US Department of Agriculture
- W. and H. Bender Memorial Fund
- Walter and Caroline H. Watson Foundation
- Ward Beecher Foundation
- Wells Fargo Housing Foundation
- Western Reserve Health Foundation
- William Swanston Charitable Fund



Team Members

BOARD OF DIRECTORS

- Ms. Dollaine Holmes, [President](#)
- Ms. Marguerite Douglas, [Vice President](#)
- Mr. Steve Avery, [Treasurer](#)
- Ms. Mary Danus, [Secretary](#)
- Mr. Julius Bennett
- Ms. Rosetta Carter
- Mr. Lee Fields
- Ms. Debbi Grinstein
- Mr. Eric Holm
- Atty. Thomas Hull
- Mr. Phil Kidd
- Mr. Dominic Marchionda
- Mr. Juan Santiago
- Mr. Matt Strang
- Mr. Chris White

FULL TIME

- Ian Beniston, [AICP, HDFP, Executive Director](#)
- Tiffany Sokol, [HDFP, Housing Director](#)
- Jack Daugherty, [AICP, HDFP, Neighborhood Stabilization Director](#)
- Liz Ifill, [Office Manager](#)
- Jennifer Evans, [Operations Assistant](#)
- Stacy Costley, [Housing Counselor](#)
- Alex Viglio, [Housing Counselor](#)
- Traig Traylor, [Marketing Assistant](#)
- Art Carter, [Construction Team Member](#)
- Jeff Kramer, [Construction Team Member](#)
- Tom Morrison, [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](#)
- Craig Ladson, [Grass Cutting & Clean Up Team Member](#)
- Corey Kuzemczak, [Grass Cutting & Clean Up Team Member](#)
- Joseph Jadue, [Property Survey Intern](#)
- Mathew Ellis, [Property Survey Intern](#)

New Team Members



Alex Viglio is a Housing Counselor for the Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, Alex implements financial empowerment programming, including outreach, intake, scheduling, file management, counseling of clients, and reporting.



Cory Kuzemczak is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, Corey collaborates with a team of professional and labor staff in the implementation of large scale grass cutting and clean up of vacant homes, boarding of vacant housing, vacant lot management, basic construction, and other field and maintenance projects to improve the quality of life in strategic Youngstown neighborhoods.



Joseph Jadue is a Property Survey Intern for the Youngstown Neighborhood Development Corporation. Under the supervision of the Neighborhood Stabilization Director, Joseph is conducting a citywide housing quality and property conditions survey of the neighborhoods in Youngstown. This includes traveling every street and conducting a parcel-by-parcel survey documenting the occupancy status and condition of every residential property in the city of Youngstown. Conditions they identified include vacant structures, vacant structures that are clearly abandoned, and occupied structures with major exterior code violations.



Mathew Ellis is a Property Survey Intern for the Youngstown Neighborhood Development Corporation. Under the supervision of the Neighborhood Stabilization Director, Mathew is conducting a citywide housing quality and property conditions survey of the neighborhoods in Youngstown. This includes traveling every street and conducting a parcel-by-parcel survey documenting the occupancy status and condition of every residential property in the city of Youngstown. Conditions they identified include vacant structures, vacant structures that are clearly abandoned, and occupied structures with major exterior code violations.

Revitalization Review

99

Housing Counseling
Clients

4

Units Rehabilitated

150

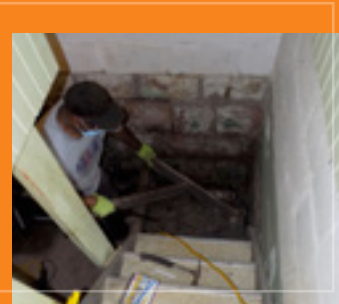
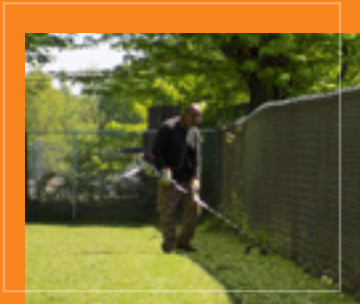
Owner-Occupied
Home Repairs

38

Roofs Replaced for
Homeowners

780

Cubic Yards of Debris Cleared



Publications & Media

- Cleveland International Film Festival's Local Heroes Competition continues in CIFF45 Streams - The News-Herald
- Orchids and Onions - The Vindicator
- New Generation Works To Rebuild Youngstown - Spectrum News
- Ohio films in Cleveland International Film Festival - The Chronicle
- Transforming Neighborhoods with the YNDC - The Business Journal
- The radical act of staying in Youngstown - Market Place
- Donation Helps Youngstown Agency Improve Housing Options - WKBN
- YNDC Receives \$25K for Housing Counseling Program - The Business Journal
- Donation made to help people in the Valley achieve homeownership - WFMJ
- Ian Beniston and Tiffany Sokol, YNDC - Homes and Hops
- One way to deal with absentee landlords: Get them to sell or donate their problem properties - Milwaukee Journal Sentinel
- Your Morning Matters: Thanks for stimulus feedback! - Mahoning Matters
- A Vision for a More Equitable and Vibrant Mahoning Valley - The Architectural League NY
- Business briefs - The Vindicator
- YNDC Making Safer School Routes - WFMJ
- Housing-Market Surge Is Making the Cheapest Homes the Hottest - The Wall Street Journal
- Security Cameras to be Installed in Idora Neighborhood - WFMJ
- Mahoning Valley Historical Society announces Preservation Award winners - WKBN
- Courthouse, Former Monastery Projects Win Preservation Awards - The Business Journal
- Mahoning Valley Historical Society announces Historic Preservation Award winners - Mahoning Matters
- Housing: A Tool for Neighborhood Revitalization in Many Forms - Union Home Mortgage Foundation
- Inner City Housing Market Is Strong - The Business Journal
- Editors' Picks: What to Read and Watch This Summer - Cal Alumni Association
- Youngstown Council to Vote on Whether to Save Two Historic Structures - WKBN
- Milton's Paradise Helps Remove Rust Stains from Valley - The Vindicator
- Youngstown Neighborhood Development Corp. acquires Foster Theater - WKBN
- Youngstown Neighborhood Development Corp. acquires Foster Theater - WYTV
- YNDC buys Foster Theater, will shut it down - The Vindicator
- YNDC Buys Foster Theater, Weighs Options for New Use - The Business Journal
- Council OKs purchase of Mill Creek lot - The Vindicator
- Fostering a new future: Iconic Youngstown theater gets new life - Mahoning Matters
- Union Home Mortgage Foundation Announces Second Quarter Grant Recipients - Business Wire
- Mahoning County Land Bank Celebrates 10 Years of Rehabilitating Abandoned Properties - WKBN

New Funding & Awards



YNDC Q2, 2021 GRANT AWARDS

- HOME47 Strategic Acquisition and Rehabilitation - \$570,000
- USDA Gus NIPCRP, Healthy Eating - \$561,240
- CDBG47 Limited Repair - \$490,699
- CDBG47 Emergency Repair - \$203,418
- Mercy Health Foundation Mahoning Valley, Glenwood Fresh Market: \$107,221
- CDBG47 2915 Glenwood Avenue - \$100,000
- The Finance Fund, renovation of 2915 Glenwood Avenue - \$100,000
- The United Way of Youngstown and the Mahoning Valley, Emergency Home Repair Program - \$62,500
- The Youngstown Foundation, renovation of 2915 Glenwood Avenue - \$50,000
- CDBG47 REVITALIZE - \$40,000
- Premier Bank, the Community Financial Empowerment Initiative - \$25,000
- TCF Bank, Housing Counseling Program - \$25,000
- Eastgate Regional Council of Governments, Glenwood Avenue Active Transportation Improvement Plan: \$21,000
- Citizens Bank, the Community Financial Empowerment Initiative - \$10,000
- Community Foundation of the Mahoning Valley, Renovation of 2915 Glenwood Avenue - \$10,000
- Dominion Community Impact, Roof Replacement - \$10,000
- The William M. Neckerman, Jr. Charitable Foundation, Emergency Home Repair Program - \$10,000
- The Frances Schermer Charitable Trust, Emergency Repair - \$5,000
- The Union Home Mortgage Foundation, Housing Counseling Program - \$5,000
- Elliot and Christine Legow, Emergency Repair - \$3,000
- Cortland Bank, Housing Counseling - \$2,500

Housing Counseling



22

New Clients
Enrolled in
Housing Counseling

99

Total Housing
Counseling
Clients Served

Owner-Occupied Home Repair



26

Owner-Occupied Roof
Replacement
Projects Complete



12

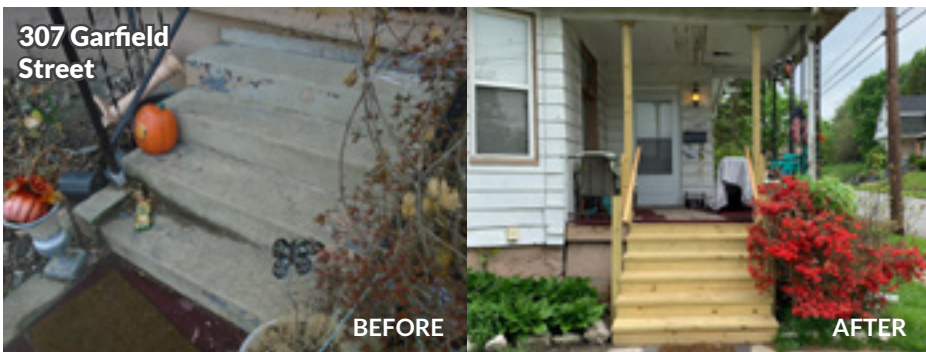
Owner-Occupied
Full Repair
Projects Complete

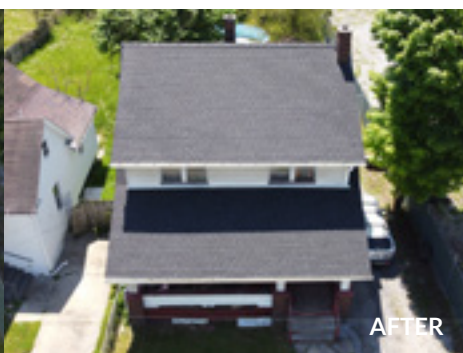
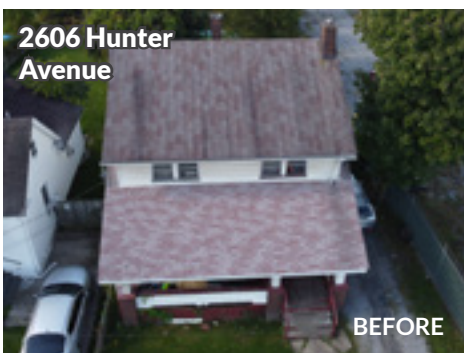
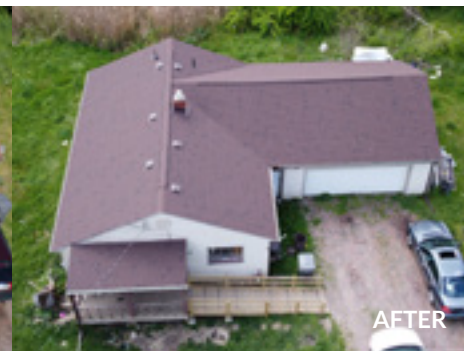
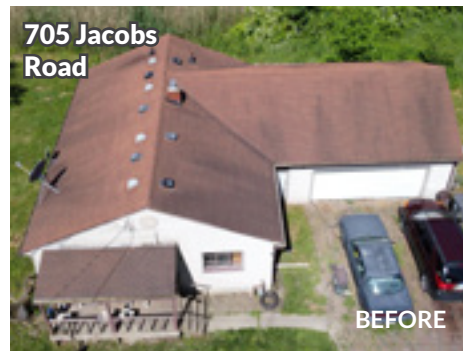
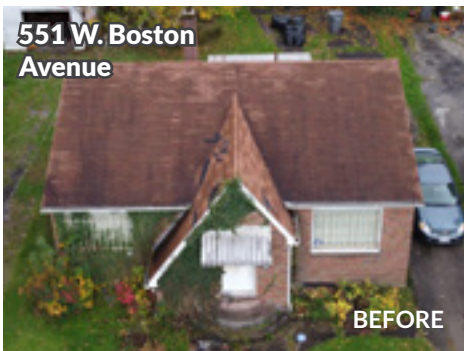
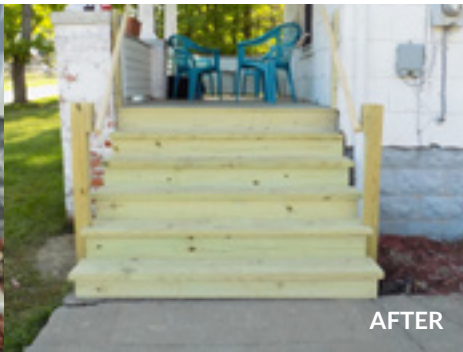


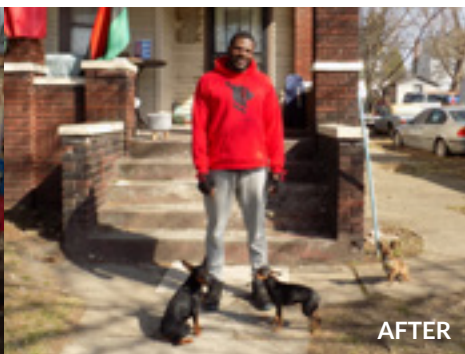
112

Emergency Repair
Projects Completed

Owner-Occupied Home Repair







Owner-Occupied Home Repair



OWNER-OCCUPIED REPAIR SPOTLIGHT

Benjamin has lived in his home for over 12 years. The roof on his home was leaking severely, and due to health constraints he was unable to complete the work himself. By replacing Benjamin's roof, YNDC eliminated the roof leaks and prevented further damage to his home. "It's a peace of mind for me. Seventy-seven with COPD, you can't really do everything anymore. I used to do the same things you all do but for health reasons I stopped. So it helps, it really helps," Benjamin said.



Real Estate Development

726 Lake Drive

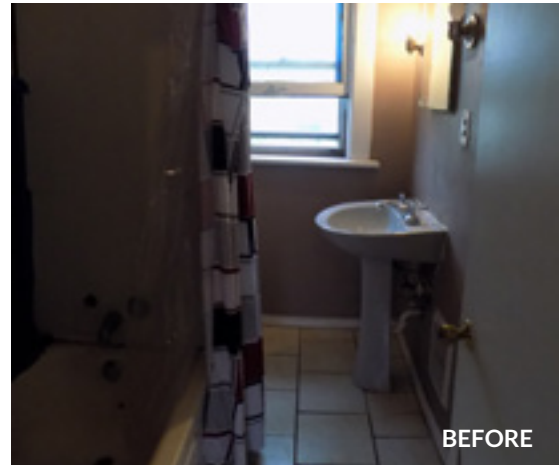


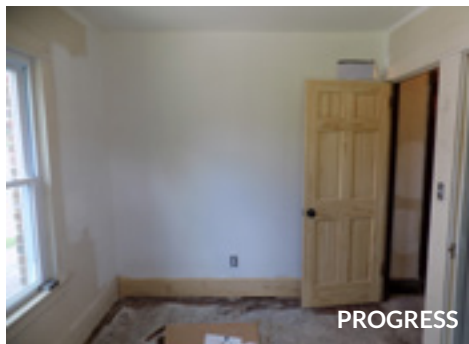
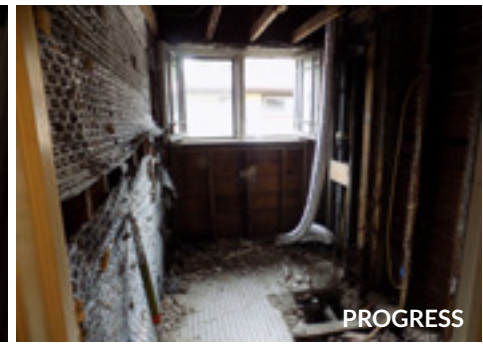
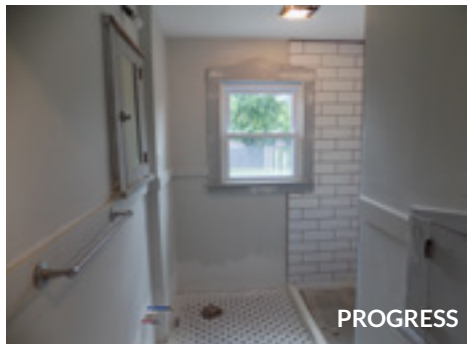
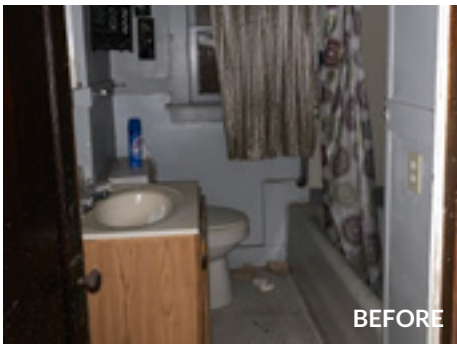
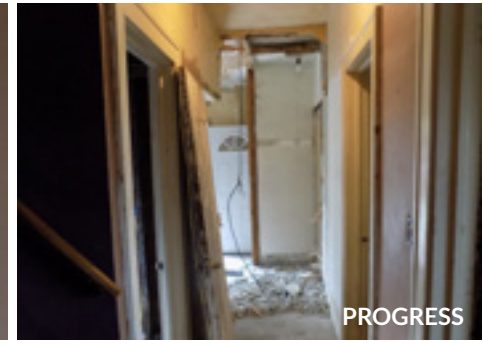
12

Vacant Units Acquired For Rehabilitation

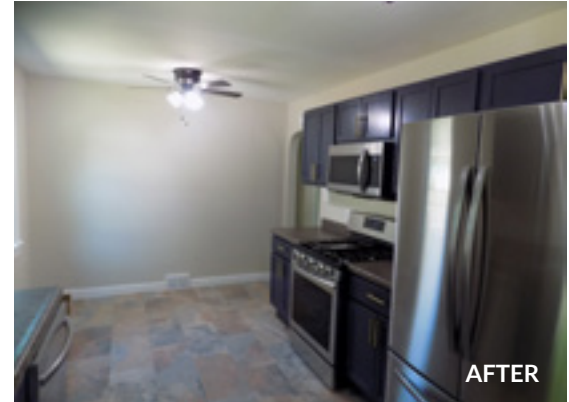
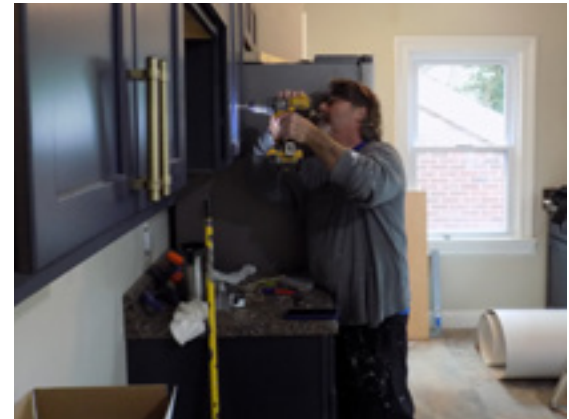
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Vacant Units Rehabilitated

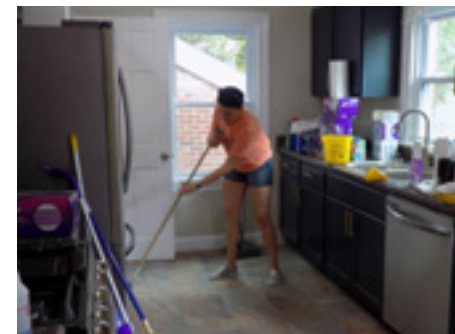
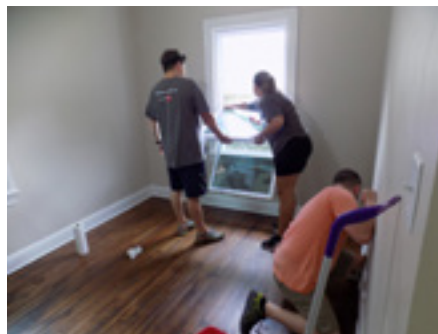
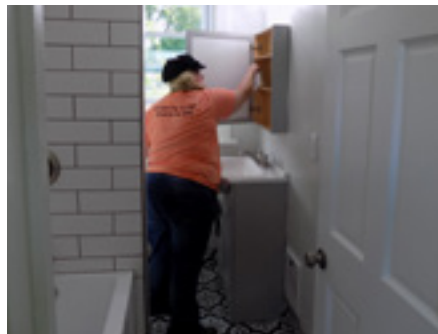




2315 Volney Road



Real Estate Development



On Thursday, June 10, the Youngstown - Columbiana Association of Realtors Young Professionals Network (YPN) and Kohl's employees volunteered to help complete the final cleaning on two YNDC revitalized homes that will be listed for sale to new homeowners soon.

Glenwood Corridor Improvement



YNDC BREAKS GROUND ON CONSTRUCTION OF TWO NEW HOMES ON MINERAL SPRINGS AVENUE

On Wednesday, June 9, YNDC broke ground on the construction of two new homes on Mineral Springs Avenue. The properties will be 1,275 square feet, one story homes and will be rented affordably upon completion. Many partners made this project possible including: Idora Neighborhood Association, Mahoning County Land Bank, PNC Bank, Federal Home Loan Bank of Pittsburgh, City of Youngstown, Councilwoman Lauren McNally, and Joe Koch Construction. This project is part of ongoing efforts to stabilize the Idora neighborhood and greater Glenwood Avenue corridor. Financing for the project is provided by PNC Bank and the Federal Home Loan Bank of Pittsburgh. The lots were provided by the Mahoning County Land Bank, and the homebuilder is Joe Koch Construction.



Glenwood Corridor Improvement



YNDC ACQUIRES COMMERCIAL BUILDING ON GLENWOOD AVENUE

On Monday, April 26, YNDC acquired another commercial building along Glenwood Avenue located at 1133 Glenwood Avenue for renovation. The roof has been replaced and additional work is underway. This project is part of an ongoing effort to clean up and revitalize the greater Glenwood Avenue corridor.



Glenwood Corridor Improvement



On Tuesday, June 14, The Youngstown Neighborhood Development Corporation has acquired the historic Foster Theater located at 2504 Glenwood Avenue. The Foster Theater was constructed in 1938 by Joseph Shagrin and the project architect was Morris Scheibel, who designed many prominent Youngstown buildings. The theater originally began as a movie theater. As the postwar era wore on, the Foster, and theaters in general, faced greater competition than ever as television became more prevalent. Shagrin adapted by making the Foster Youngstown's home for art films. Shagrin retired in 1965 and sold the Foster to Louis Sher. Sher initially managed a chain of Art House Theaters, but as mainstream cinema became more popular, he began showing adult films. In a decade when many of the downtown movie palaces shuttered, the Foster remained viable in this new niche. Dee Barber bought the Foster in 1994 and continued operation until recently. YNDC will develop a plan to make significant improvements and reuse the building in a productive and financially sustainable manner. This project is part of ongoing work to revitalize the greater Glenwood Avenue corridor.

Glenwood Corridor Improvement



GLENWOOD PLAN

The City of Youngstown, Boardman Township, Mill Creek MetroParks, and YNDC have partnered to develop an active transportation plan for Glenwood Avenue from Mahoning Avenue to Shields Road. The project is funded in part through a Planning Grant awarded by the Eastgate Regional Council of Governments. The purpose of the plan is to improve pedestrian, cycling, and public transit infrastructure along Glenwood Avenue in order to improve access to economic and recreation opportunities for residents who live in the adjacent neighborhoods. The plan will use Complete Streets and Safe Routes principles to make walking, biking, and taking the bus safe, viable, and affordable options for residents of the neighborhoods along Glenwood Avenue. The plan will also help to build better connections between the neighborhoods and recreation opportunities in Mill Creek MetroParks. It will improve quality of life, health outcomes, access to jobs, prevent pedestrian fatalities, and help to overcome racial inequities perpetuated by a regional transportation system focused on catering to cars and commuters rather than residents in neighborhoods. The planning process is set to kick off in late summer with a public involvement process where residents will establish plan priorities.



Neighborhood Cleanup



30
Vacant Homes
Cleaned and Boarded

20
Tractor Trailers of
Blight Removed
from Youngstown's
Neighborhoods



Neighborhood Cleanup



GRASS CUTTING AND CLEANUP TEAM

With spring in full swing, the Grass Cutting and Cleanup Team has been focused primarily on mowing and maintaining properties in the greater Glenwood Avenue area. Since April, the team has completed over 2,500 cuts to properties owned by YNDC and hundreds of vacant lots. On rain days, the team has continued work cleaning out several homes that YNDC is currently rehabilitating and has begun cleanout and cleanup work at 1133 Glenwood Avenue, a small commercial building along the corridor.



Neighborhood Cleanup



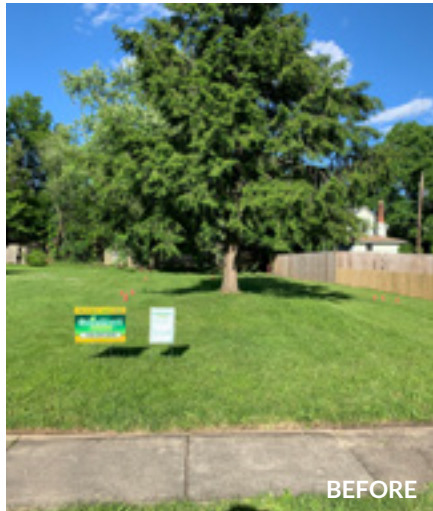
SIDEWALK REPLACEMENT

YNDC replaced broken sidewalks on and adjacent to Mineral Springs Avenue in preparation for the construction of new homes on the street. This project was supported by the City of Youngstown's Community Development Block Grant program as part of an effort to implement the Citywide Housing Strategy by supporting new and affordable housing development.

Dangerous and broken sidewalks were also replaced on the blocks adjacent to Glenwood Community Park including Sherwood Avenue, Parkview Avenue, and West Indianola Avenue, funded in part by 5th Ward Councilwoman Lauren McNally. This sidewalk replacement project is part of ongoing implementation of the Youngstown Safe Routes to Parks Plan, which calls for the replacement of broken and unsafe sidewalks around Glenwood Community Park.

In total 1,500 linear feet of broken and unsafe sidewalks have been replaced.

Neighborhood Planning



BEFORE



AFTER



BEFORE



AFTER

YOUNGSTOWN CITY COUNCIL PASSES CITYWIDE CRA EXPANSION

On Wednesday, June 16, Youngstown City Council passed legislation to expand the city's Community Reinvestment Area (CRA) citywide as outlined in Youngstown's Housing Conditions Analysis and Strategy to Improve Housing Conditions adopted in March 2021.

A CRA allows for property tax abatements for homeowners who make major improvements to their property and for developers who build new housing units or renovate existing ones. The purpose of the CRA is to encourage the stabilization and revitalization of neighborhoods through temporary abatements of property tax increases for improvements in eligible areas.

Expanding the CRA citywide along with other strategies will encourage investment in Youngstown's housing stock and increase overall housing quality. Big thanks to Mayor Brown, Youngstown City Council, and Youngstown's Community Planning and Economic Development Department for this important action step. The next step in the process is to submit the necessary documentation to the State of Ohio.

Neighborhood Organizing



YOUNGSTOWN HOUSING TASK FORCE CONTINUES EFFORTS TO HOLD PROBLEM LANDLORDS ACCOUNTABLE

With public health restrictions lifted, the Youngstown Housing Task Force will be reconvening in-person soon to plan next steps to hold problem landlords accountable for improving the condition of their homes in Youngstown's neighborhoods. The Task Force and YNDC filed a public nuisance receivership action earlier this year against problem landlord Linda Roe for the condition of a property that she owns on Parkcliff Avenue on Youngstown's south side. The case continues and has compelled Roe to make repairs to this and several other homes that she owns in Youngstown's neighborhoods, with the next hearing set for mid-July. While some repairs have been made, much work remains to be done, and the Task Force will continue to demand action until she brings the property into compliance. The Task Force is planning next steps to address multiple problem landlords who have failed to address the condition of their properties and failed to respond to multiple attempts to meet with them.

Healthy Eating



YNDC BEGINS WORK TO DEVELOP GLENWOOD FRESH MARKET

Thanks to a grant award of \$107,221 from Mercy Health Foundation Mahoning Valley YNDC has begun work on the Glenwood Fresh Market (Market). The Market will be located in a storefront at YNDC's plaza at 2915 Glenwood Avenue and will provide year-round access to free fresh fruits, vegetables, and other healthy food items for low-income residents. The Market will also provide space for cooking demonstrations, nutrition education, and health screenings.

10 grocery stores offering Produce Perks SNAP Double Up:

5 Sparkle locations: Cornersburg, South Avenue, Warren, Salem, and Niles; 4 Save-a-Lot locations: South Avenue, Lincoln Knolls, Gypsy Lane, and Warren; and the Struthers IGA

***Produce Perks SNAP Double Up is also offered at multiple farmers market locations**

Financial Statements

STATEMENT OF FINANCIAL POSITION As of June 30, 2021

ASSETS		
	JUNE 30, 21	JUNE 30, 20
CASH & CASH EQUIVALENTS	\$862,087.95	\$1,163,445.18
ACCOUNTS RECEIVABLE	\$577.77	\$5,743.31
OTHER CURRENT ASSETS	\$887,244.74	\$144,447.69
TOTAL CURRENT ASSETS	\$1,749,910.46	\$1,313,636.18
FIXED ASSETS	\$3,296,403.95	\$3,071,048.20
OTHER ASSETS	\$2,056,659.17	\$1,637,171.08
TOTAL ASSETS	\$7,102,973.58	\$6,021,855.46
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$2,569,299.30	\$2,247,626.87
TOTAL EQUITY	\$4,533,674.28	\$3,774,228.59
TOTAL LIABILITIES & EQUITY	\$7,102,973.58	\$6,021,855.46

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – June 30, 2021

INCOME		
	JAN - JUNE 21	JAN - JUNE 20
FOUNDATION AND BANKS	\$284,533.38	\$388,635
DIRECT PUBLIC SUPPORT	\$6,292.12	\$34,599.23
GOVERNMENT GRANTS & CONTRACTS	\$1,976,565.82	\$1,485,911.87
INVESTMENTS	\$613.47	\$2,070.82
OTHER INCOME	\$12,072.78	\$44,269.39
PROGRAM INCOME	\$405,991.35	\$375,489.48
TOTAL INCOME	\$2,686,068.92	\$2,330,965.79
EXPENSES		
PAYROLL	\$83,187.52	\$78,460.89
PAYROLL EXPENSES	\$3,353.03	\$5,231.16
FACILITIES & EQUIPMENT	\$1,872.32	\$6,953.82
OPERATIONS	\$33,486.43	\$44,949.18
INSURANCE & BENEFITS	\$40,382.87	\$34,688.79
MEETINGS	\$341.92	\$20.97
CONTRACT SERVICES	\$30,326.06	\$31,692.66
CONFERENCES & SEMINARS	\$0	\$192.15
PROGRAM EXPENSE	\$1,584,433.51	\$1,524,634.93
TOTAL EXPENSES	\$1,777,383.66	\$1,726,824.55
NET INCOME	\$908,685.26	\$604,141.24



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc