



# Youngstown Neighborhood Development Corporation

Performance Report  
January - March 2022



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# Funders

## CORE FUNDERS

- The Raymond John Wean Foundation
- City of Youngstown

## PROGRAM INVESTORS

- Bernard and Elaine Soss Family Charitable Trust
- Christ Church Presbyterian
- 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
- Dominion Home
- Eastgate Regional Council of Governments
- Elliot and Christine Legow
- Farmers National Bank
- Federal Home Loan Bank of Cincinnati Carol M. Peterson Housing Fund
- 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
- 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 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
- TCF Bank
- 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
- USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response program
- USDA Food Insecurity Nutrition Incentive
- U.S. Department of Housing and Urban Development
- 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**

Ms. Debbi Grinstein, **Treasurer**

Ms. Mary Danus, **Secretary**

Mr. Steve Avery

Mr. Julius Bennett

Ms. Rosetta Carter

Mr. Lee Fields

Mr. Eric Holm

Atty. Thomas Hull

Mr. Phil Kidd

Mr. Dominic Marchionda

Mr. Juan Santiago

Mr. Matt Strang

Mr. Chris White

## TEAM

Ian Beniston, **AICP, HDFP, Executive Director**

Tiffany Sokol, **HDFP, Housing Director**

Jack Daugherty, **AICP, HDFP, Neighborhood Stabilization Director**

Liz Ifill, **Office Manager**

Jennifer Evans, **Housing Program Manager**

Lindsay Valentin, **Housing Client Coordinator**

Stacey Costley, **Housing Counselor**

Alex Viglio, **Housing Counselor**

Susan Payton, **Glenwood Fresh Market Manager**

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**

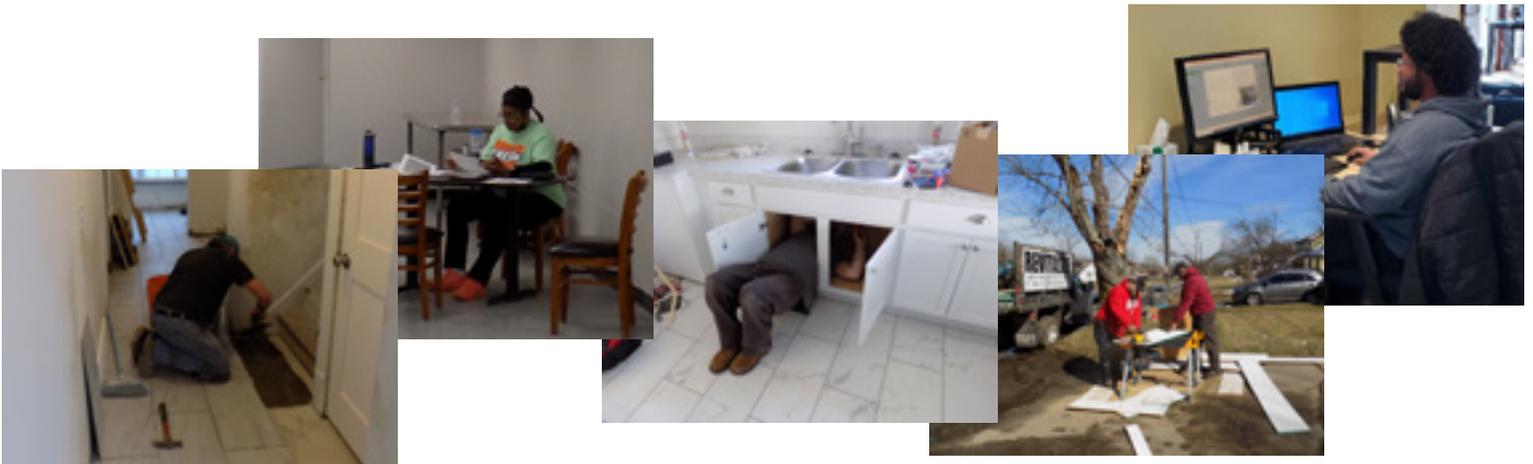
Juan Morales, **Grass Cutting & Clean Up Team Member**

Juan Tejada-Tavera, **Grass Cutting & Clean Up Team Member**

Anika Jacobs-Green, **Glenwood Fresh Market Associate**

Henrietta Lewis, **Glenwood Fresh Market Associate**

Patricia Stokes, **Neighborhood Steward**



# NEW TEAM MEMBERS



## Anika Jacobs-Green

is a Glenwood Fresh Market Associate for the Youngstown Neighborhood Development Corporation. Anika assists in the operation of the Glenwood Fresh Market and creates a welcoming environment to achieve program service goals including: increasing access to fresh food, inspiring healthy eating, and maintaining a clean, organized and functional environment.

## Henrietta Lewis

is a Glenwood Fresh Market Associate for the Youngstown Neighborhood Development Corporation. Henrietta assists in the operation of the Glenwood Fresh Market and creates a welcoming environment to achieve program service goals including: increasing access to fresh food, inspiring healthy eating, and maintaining a clean, organized and functional environment.



# Revitalization Review



113

Housing Counseling  
Clients



11

Roof  
Replacements



5

Vacant Housing Units  
Rehabilitated



418

Cubic Yards of Debris  
Cleared



4

Homeowners  
Created

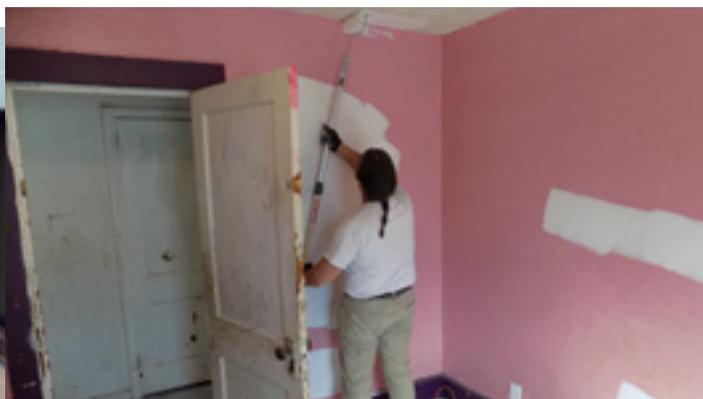
# Publications & Media

- Glenwood Grounds Coffee Shop Grand Opening Saturday - The Business Journal
- YNDC Buys Lots Near Foster Theater - The Business Journal
- Study would consider Glenwood Ave. safety and recreation updates - WFMJ
- Amid Challenges, Nonprofits 'Aren't Going Anywhere' - The Business Journal
- Youngstown Neighborhood Development Corporation awarded \$32,703 grant - Mahoning Matters
- YNDC gets \$32,703 federal grant - The Vindicator
- YNDC Releases Analysis of Neighborhood Survey - WKBN
- YNDC Taking Applications for Fresh Market Free Food Program - WKBN
- Glenwood Corridor Improvement Study - WFMJ
- Area Ventures Earn Grants from Wean Foundation - Tribune Chronicle
- YNDC Helps Homeowners with Emergency Repairs - WKBN
- Grant Targets Youngstown Neighborhood Revitalization - WKBN
- Glenwood Fresh Market Receives \$2,500 Donation; Will Open in Late March - The Business Journal
- New Youngstown Community Market to Open Soon - WKBN
- What Buckeye and Youngstown say about America's economy - The Economist
- Free produce market opens in Youngstown - WKBN

# New Funding

## YNDC Q1, 2021 GRANT AWARDS

- The Raymond John Wean Foundation, General Operations: \$550,000
- U.S. Department of Housing and Urban Development, Housing Counseling: \$32,703
- First National Bank Community Foundation, Housing Programs: \$15,000
- Denise DeBartolo York, Emergency Repair: \$10,000
- Farmers National Bank, Housing Programs: \$5,000
- Fibus Family Foundation, Neighborhood Stabilization: \$5,000
- John S. and Doris M. Andrews Memorial Fund, General Operations: \$5,000
- Meisel & Pesses Family Foundation, General Operations: \$5,000
- Mark Fusillo, Glenwood Fresh Market: \$2,500
- The Schwebel Family Foundation, General Operations: \$1,000
- W. and H. Bender Memorial Fund, Revitalization of 2915 Glenwood: \$1,000



# Housing Counseling



31

New Clients  
Enrolled in  
Housing Counseling



113

Total Housing  
Counseling  
Clients Served



4

Homes Purchased by  
Housing Counseling Clients

# Real Estate Development



7

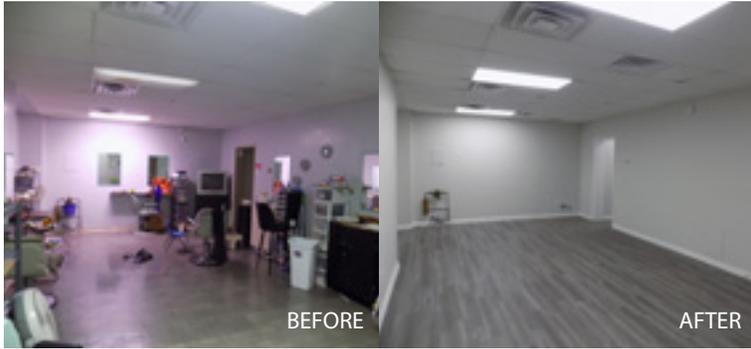
Vacant Units Acquired for  
Rehabilitation



5

Vacant Units Rehabilitated

# REAL ESTATE DEVELOPMENT



# REAL ESTATE DEVELOPMENT



# Owner-Occupied Home Repair



**5**

Roof Replacement  
Projects Complete



**26**

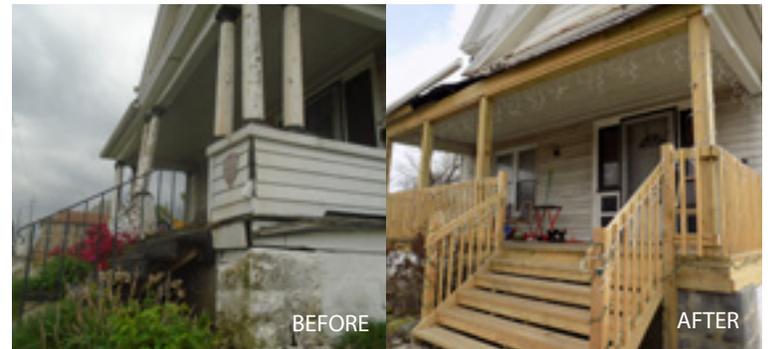
Emergency Repair  
Projects Completed



**2**

Owner-Occupied  
Full Rehabilitation  
Projects Complete

# OWNER-OCCUPIED HOME REPAIR



# OWNER-OCCUPIED HOME REPAIR



## Owner-Occupied Rehabilitation Spotlight

Wilton was born and raised in his family home, having lived there for over 40 years. His roof was leaking so severely that he has had it tarped for the last 10 years. By replacing Wilton's roof, YNDC eliminated the leaks and prevented further damage to his home. "The aesthetics are crazy, like it looks really good. I just know in 30 years it's not going to be messed up. My son could get the house in 30 years after I'm gone or something like that. It's always going to be good," Wilton said.



# Glenwood Corridor Improvements

## YNDC Acquires Historic Fourplex on Glenwood Avenue

In February, YNDC acquired a historic fourplex apartment building located at 3711 Glenwood Avenue. The building will be renovated later this year.



# Neighborhood Cleanup



**14**

Tractor Trailers of  
Blight Removed  
from Youngstown's  
Neighborhoods



**28**

Vacant Homes Cleaned  
and Boarded



**418**

Yards of Debris Cleared

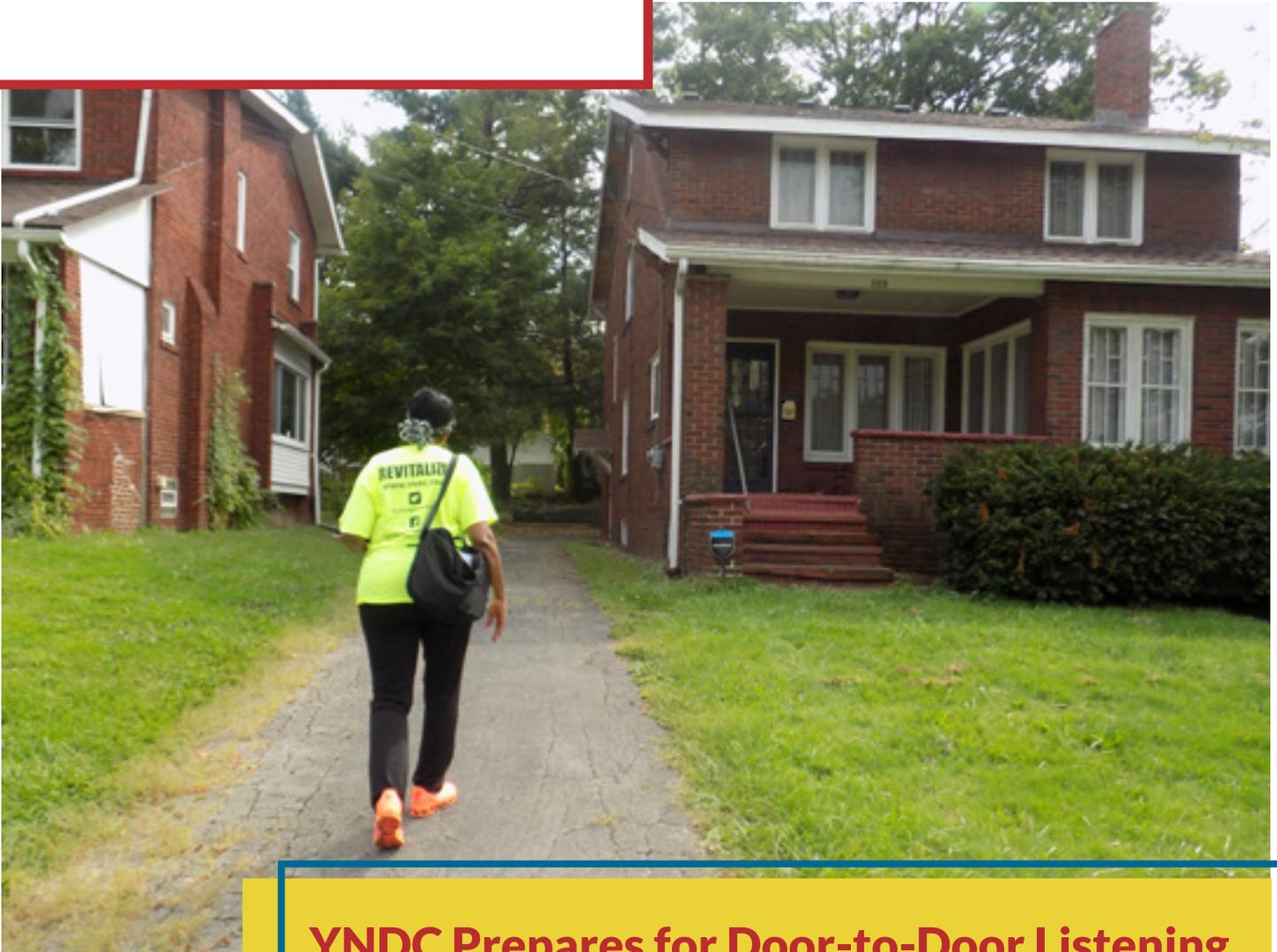
# Neighborhood Planning

## Work on the Glenwood Avenue Active Transportation Improvement Plan Continues

In March, YNDC hosted a meeting with the planning consultants and project partners to review the goals and priorities of the plan, discuss preliminary recommendations, and map out a timeline for the planning process. The draft of the plan is currently in development and a public meeting will be held in early May to provide residents with the opportunity to review and provide feedback on the plan's priorities and recommendations. The plan will focus on identifying improvements to make Glenwood Avenue, from Mahoning Avenue to Shields Road, safer for pedestrians, cyclists, and transit riders. The plan will also focus on improving signage and access points to build better connections between Mill Creek MetroParks and the neighborhoods along Glenwood Avenue.



# Neighborhood Organizing



## YNDC Prepares for Door-to-Door Listening Campaign

This spring, YNDC will continue its ongoing door-to-door listening campaign to include additional neighborhoods in multiple areas of the city. YNDC will identify multiple Neighborhood Stewards through its neighborhood networks to complete this work over the next few months. The Neighborhood Stewards will collect detailed feedback on how residents feel their neighborhood is doing and on what they feel is most important for improving their neighborhoods. This feedback will be used to inform YNDC's organizing efforts and broader neighborhood improvement programming as well as help us build a broader contact database of residents interested in getting involved.

# Financial Statement

## STATEMENT OF FINANCIAL POSITION As of March 31, 2022

ASSETS		
	MAR 31, 22	MAR 31, 21
CASH & CASH EQUIVALENTS	\$971,574.15	\$1,077,895.92
ACCOUNTS RECEIVABLE	\$4,995.60	\$428.77
OTHER CURRENT ASSETS	\$1,549,555.03	\$436,980.94
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,526,124.78</b>	<b>\$1,515,305.63</b>
FIXED ASSETS	\$3,688,820.62	\$3,274,968.50
OTHER ASSETS	\$459,551.31	\$2,063,563.85
<b>TOTAL ASSETS</b>	<b>\$6,674,496.71</b>	<b>\$6,853,837.98</b>
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$678,709.13	\$2,616,869.20
TOTAL EQUITY	\$5,995,787.58	\$4,236,968.78
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$6,674,496.71</b>	<b>\$6,853,837.98</b>

# Financial Statement

## STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – March 31, 2022

INCOME		
	JAN – MAR 22	JAN – MAR 21
FOUNDATION AND BANKS	\$60,659.00	\$97,023.88
DIRECT PUBLIC SUPPORT	\$4,110.97	\$1,087.24
GOVERNMENT GRANTS & CONTRACTS	\$1,226,934.13	\$1,140,663.56
INVESTMENTS	\$70.38	\$572.26
OTHER INCOME	\$7,700.06	\$6,280.51
PROGRAM INCOME	\$209,442.30	\$149,387.99
<b>TOTAL INCOME</b>	<b>\$1,508,916.84</b>	<b>\$1,395,015.44</b>
EXPENSES		
PAYROLL	\$53,263.68	\$36,735.20
PAYROLL EXPENSES	\$2,872.80	\$1,191.23
FACILITIES & EQUIPMENT	\$6,769.66	\$1,440.34
OPERATIONS	\$14,722.10	\$18,641.32
INSURANCE & BENEFITS	\$12,418.85	\$19,265.45
CONTRACT SERVICES	\$22,621.34	\$7,726.06
CONFERENCES & SEMINARS	(\$81.20)	\$0
PROGRAM EXPENSE	\$603,847.25	\$690,060.91
<b>TOTAL EXPENSES</b>	<b>\$716,596.88</b>	<b>\$775,060.51</b>
<b>NET INCOME</b>	<b>\$792,319.96</b>	<b>\$619,954.93</b>





YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

[www.yndc.org](http://www.yndc.org) | 330.480.0423

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