



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# PERFORMANCE REPORT

JANUARY - MARCH 2025



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# FUNDERS

## CORE FUNDERS

The Raymond John Wean Foundation  
City of Youngstown

### Program Investors

Boardman Rotary  
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  
Enbridge  
Farmers National Bank  
Federal Home Loan Bank of Cincinnati Affordable Housing Program  
Federal Home Loan Bank of Cincinnati Carol M. Peterson Housing Fund  
Federal Home Loan Bank of Pittsburgh Affordable Housing Program  
First National Bank Community Foundation  
Florence Simon Beecher Foundation  
Frances Schermer Charitable Trust  
Frank and Pearl Gelbman Foundation  
Healthy Community Partnership  
HUD Comprehensive Housing Counseling Grant  
HUD Older Adult Home Modification Program  
Huntington Foundation  
J. Ford Crandall Memorial Foundation  
John D. Finnegan Foundation  
John F. and Loretta Hynes Foundation  
Key Bank Foundation

Lead Safe Ohio  
Mahoning County Commissioners  
Mahoning County Land Reutilization Corporation  
Mahoning County Lead Hazard and Healthy Homes  
Mercy Health Foundation  
NeighborWorks America  
Ohio Department of Development Welcome Home Ohio  
Ohio Housing Trust Fund  
Ohio Housing Finance Agency  
PNC Foundation  
Premier Bank  
Produce Perks Midwest  
Schwebel Family Foundation  
Senator Maurice and Florence Lipscher Charitable Fund  
The Youngstown Foundation  
Thomases Family Endowment of the Youngstown Area Jewish Federation  
United Way of Youngstown and the Mahoning Valley  
USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program  
Walter and Caroline Watson Foundation  
Ward Beecher Foundation  
Western Reserve Health Foundation  
William Swanston Charitable Fund  
Youngstown Rotary Foundation

# TEAM MEMBERS

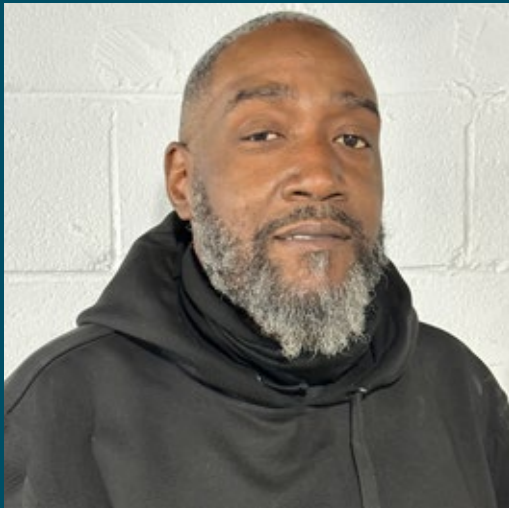
## Board of Directors

Ms. Debbi Grinstein, President  
Mr. Juan Santiago, Vice President  
Ms. Lisa Metzinger, Treasurer  
Ms. Leigh Greene, Secretary

Mr. Julius Bennett  
Ms. Rosetta Carter  
Ms. Marguerite Douglas  
Ms. Dollaine Holmes  
Mr. Jon Howell  
Mr. Phil Kidd  
Mr. Chris White

Ian Beniston, AICP, HDFP, Executive Director  
Tiffany Sokol, HDFP, Housing Director  
Jack Daugherty, AICP, HDFP, Neighborhood Stabilization Director  
Sara Daugherty, Reinvestment Director  
Liz Ifill, Office Manager  
Jennifer Kendall, Housing Program Manager  
Sara Palowitz, Housing Program Coordinator  
Ingrid Moore-Curry, Housing Program Coordinator  
Faith Logan, Rental Program Coordinator  
Alex Viglio, Housing Counselor  
Susan Payton, Glenwood Fresh Market Manager  
Vi Aguirre, Community Engagement Manager  
Jasmine Pierce, Neighborhood Stabilization Program Assistant  
Jacob Stanko, Neighborhood Stabilization Program Assistant  
Matthew Shelby, Housing Project Inspector  
Aaron McClendon, Marketing Coordinator  
Lola Lewis, TreeCorps Arborist and Training Manager  
Mike Long, TreeCorps Project Manager  
Jeff Kramer, Property Maintenance Manager  
Kenneth Bonifas, Property Maintenance Manager  
Mike Ondo, Construction Team Member  
William Crues, Grass Cutting & Clean Up Team Member  
Brittany Haynes, Grass Cutting & Clean Up Team Member  
Benjamin Naatz, Grass Cutting & Clean Up Team Member  
Steve Sabatini, Grass Cutting & Clean Up Team Member  
Adam Wagner, Grass Cutting & Clean Up Team Member  
Kurtis Williams, Grass Cutting and Cleanup Team  
Patricia Tate, Glenwood Fresh Market Associate  
Anika Jacobs-Green, Glenwood Fresh Market Associate  
Henrietta Lewis, Glenwood Fresh Market Associate  
Grace Persing, Neighborhood Stabilization Intern

# New Team Members



## William Crues

### *Grass Cutting and Clean Up Team*

William Crues is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. William 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.



## Ingrid Moore-Curry

### *Housing Program Coordinator*

Ingrid Moore-Curry is the Housing Program Coordinator for the Youngstown Neighborhood Development Corporation. Ingrid collaborates with a team of professional staff to implement YNDC's Roof Replacement program



## Benjamin Naatz

### *Grass Cutting and Clean Up Team*

Benjamin Naatz is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Benjamin 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.

# REVITALIZATION REVIEW



HOUSING COUNSELING  
CLIENTS SERVED

51



HOMEOWNERS CREATED		2
1	VACANT HOUSING UNITS REHABILITATED	
CUBIC YARDS OF DEBRIS REMOVED FROM YOUNGSTOWN NEIGHBORHOODS		450
52	ESSENTIAL REPAIRS COMPLETED	
TREES PLANTED		83

# Publications & Media

- Port Authority Expands Its Role in Stabilizing Properties -The Business Journal
- Community Foundation Awards \$634K in Grants - The Business Journal
- YNDC Sets Records in Construction, Securing Grants - The Business Journal
- CFMV Awarded \$3.3 Million in 2024 - Tribune Chronicle
- YNDC Releases Annual Report, Highlighting Several New Housing Projects - WKBN
- Youngstown Board of Control OKs \$1.35M Grant for YBI - The Business Journal
- Study Urges Zoning Changes to Boost Development in the Valley - The Business Journal
- Training New Developers to Address Housing Shortage - The Business Journal
- Population Loss in the Valley can be Reversed - The Tribune Chronicle
- Growth Report 1: Mahoning Land Bank Clears 300 Eyesores - The Business Journal
- Bank Helps Group Stabilize Neighborhood - WKBN
- Bank Helps Group Stabilize Neighborhood - WYTV
- Premier Bank Donates \$25K to YNDC for Home Repair Program - The Business Journal
- YNDC Awarded \$25,000 Check from Premier Bank for Essential Home Repair Program - WFMJ
- YNDC Breaks Ground on New Residential Houses - The Business Journal
- YNDC Breaks Ground on Second Phase of Development Project - WKBN
- Rebuilding Youngstown - Two-block Street on South Side Loses Blight, Gains New Homes  
- The Vindicator
- Mahoning, Trumbull County Organizers Come Together for Greenspace Summit at Mill Creek  
Metroparks - WFMJ
- Second Phase of Revitalization Project Includes 3 New Homes on Youngstown Street - Mahoning Matters
- New Community Fund Named After Local Advocate - Tribune Chronicle
- Youngstown/Warren Regional Chamber Launches Housing Council - The Business Journal
- Regional Chamber Launches Council to Address Mahoning Valley Housing Needs - WFMJ
- Regional Chamber Launches Council to Address Mahoning Valley Housing Needs - WKBN
- Board to Assist in Regional Housing Plan - Tribune Chronicle



# New Grant Awards

- The Raymond John Wean Foundation - \$600,000
- The Mercy Health Foundation of Mahoning Valley - \$150,000, Glenwood Fresh Market
- Western Reserve Health Foundation - \$50,000, Where the Sidewalk Ends No More
- Premier Bank Foundation - \$25,000, Essential Home Repair
- William Swanston Charitable Fund - \$25,000, Where the Sidewalk Ends No More
- Community Foundation of the Mahoning Valley - \$22,000, Where the Sidewalk Ends No More
- J. Ford Crandall Memorial Foundation - \$15,000, Clean and Green Equipment
- Enbridge Fueling Futures - \$10,000
- Farmers National Bank - \$7,500
- Boardman Rotary Club - \$2,000, Foster Theater Renovation





# HOUSING COUNSELING

New Clients  
Enrolled in Housing  
Counseling

51

Homes Purchased  
By Housing Clients

2

Total Housing  
Counseling Clients  
Served

111



# REAL ESTATE DEVELOPMENT



Vacant Units  
Acquired for  
Rehabilitation

1

Vacant Units  
Rehabilitated

1

New Units  
Under  
Construction

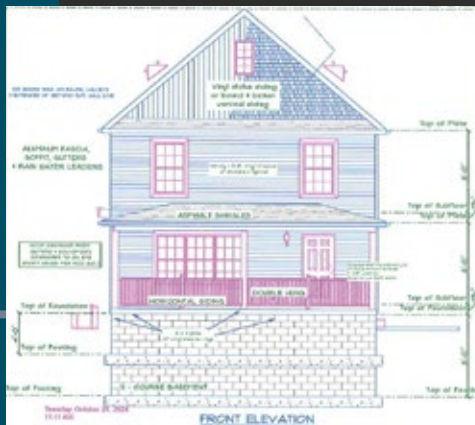
15



Before



After



FRONT ELEVATION



REAR ELEVATION 11-19-24





# REAL ESTATE DEVELOPMENT



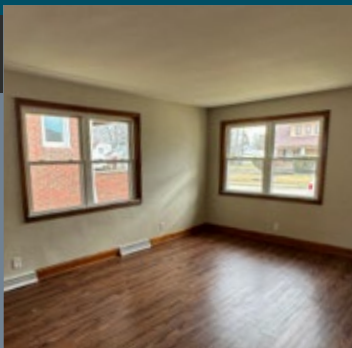
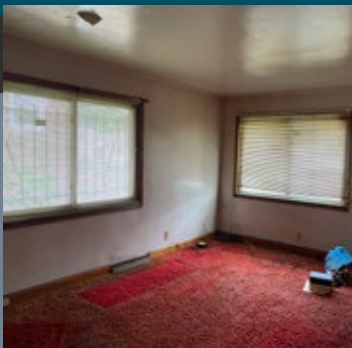
844 W Indianola Ave.

BEFORE

AFTER

BEFORE

AFTER





# REAL ESTATE DEVELOPMENT

## *Revitalization In Progress*

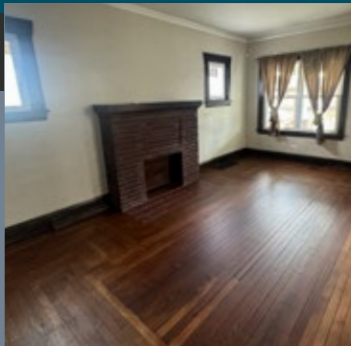


**734 W LaCleda Ave.**

BEFORE



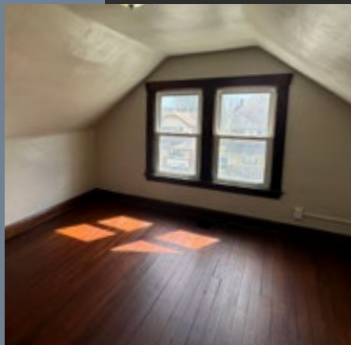
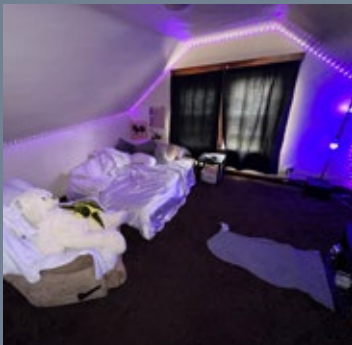
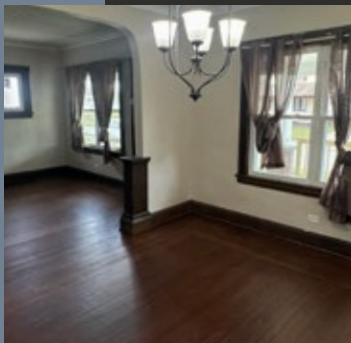
PROGRESS



BEFORE



PROGRESS





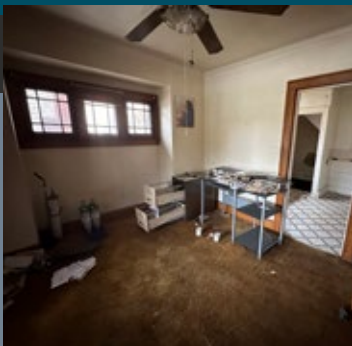
# REAL ESTATE DEVELOPMENT

## *Revitalization In Progress*

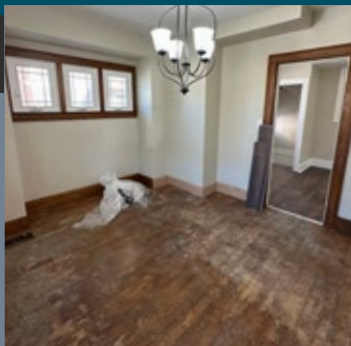


**741** Sherwood Ave.

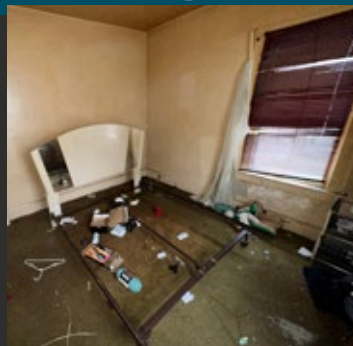
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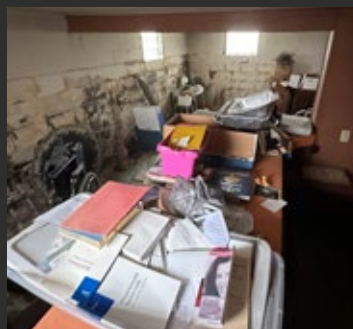
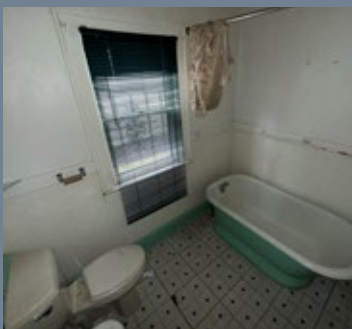
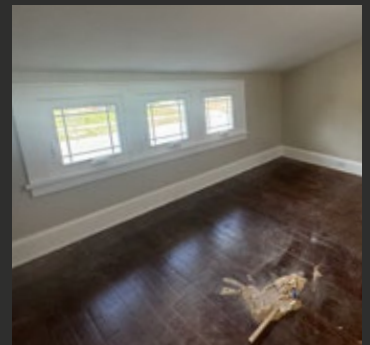
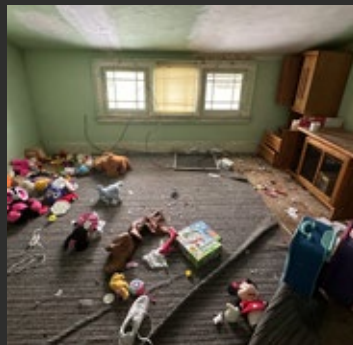
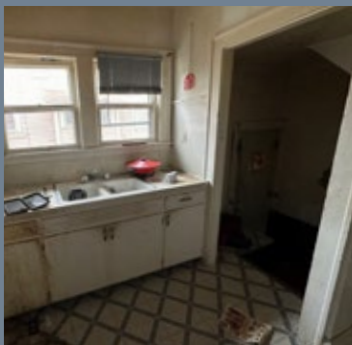
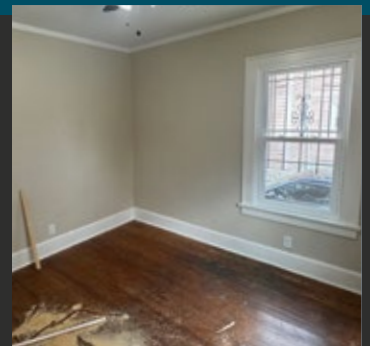
PROGRESS



BEFORE



PROGRESS





# REAL ESTATE DEVELOPMENT

## *Revitalization In Progress*

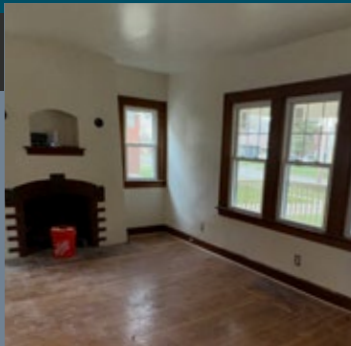


**870 Canfield Rd.**

BEFORE



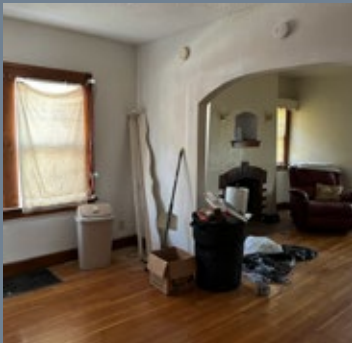
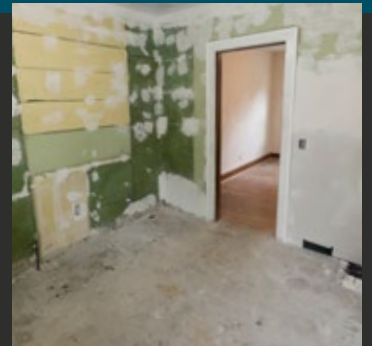
PROGRESS



BEFORE



PROGRESSS





# NEW CONSTRUCTION

## CLIFF VIEW AVENUE PHASE 2



In 2023, YNDC launched the Bernard Street Revitalization Project, transforming a neglected section of Youngstown into a vibrant residential corridor. Phase one involved assembling vacant lots, clearing debris, and constructing three new homes. This phase also included new sidewalks, curbing, and street paving, as well as vital infrastructure upgrades.

On February 12, 2025, YNDC and project partners marked the official start of phase two with a groundbreaking ceremony. This next phase will bring three additional single-family homes to the street now renamed Cliff View Ave., set for completion in early summer 2025. Each home will feature approximately 1,500 square feet of living space with three bedrooms, two bathrooms, first-floor laundry, an open-concept kitchen and living area, and an attached two-car garage.

Premier Bank is providing construction financing for phase two, with Joe Koch Construction continuing as the builder. The project is supported by funding from the City of Youngstown, including the HOME Investment Partnership and First Ward American Rescue Plan funding. Additional contributions from The Raymond John Wean Foundation and the Glenwood Neighbors Business Association continue to play a vital role in making this transformation possible.





# NEW CONSTRUCTION CLIFF VIEW AVENUE



The continued progress at Cliff View reflects YNDC's commitment to revitalizing Youngstown's neighborhoods and improving the quality of life for its residents. Phase two will build upon the strong foundation laid in phase one, further strengthening this growing residential community.





# NEW CONSTRUCTION

## MINERAL SPRINGS AVENUE



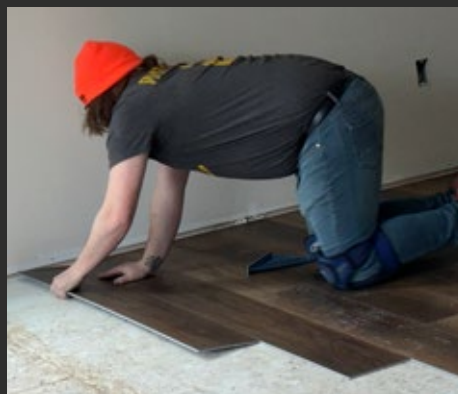
On November 21, 2024, YNDC, the Mahoning County Land Bank, project partners, and community supporters gathered to celebrate the groundbreaking of six new single-family homes on Mineral Springs Avenue. Today, those homes are nearing completion, marking a major milestone in the ongoing revitalization of this neighborhood.

Each of the six homes features 1,475 square feet of modern living space with three bedrooms, two and a half bathrooms, an open-concept living, kitchen, and dining area, a first-floor laundry room, a front porch, and a two-car detached garage. Priced at \$180,000, the homes are designed to provide quality, affordable housing for local residents. Buyers will benefit from a 100% fifteen-year property tax abatement, and eligible purchasers can access down payment assistance through the City of Youngstown's At Home in Youngstown program.





# NEW CONSTRUCTION MINERAL SPRINGS AVENUE



This project was made possible through a Welcome Home Ohio grant from the Ohio Department of Development, awarded to the Mahoning County Land Bank, with construction financing provided by Farmers National Bank. Additional support was provided by the City of Youngstown, The Raymond John Wean Foundation, the Glenwood Neighbors Business Association, and local residents.

The Mineral Springs project is the result of more than a decade of dedicated efforts to improve the neighborhood. Since 2008, local residents and partners have worked to combat blight, including the demolition of Gina's Corner Store, extensive greening initiatives, tree planting, and the renovation of 1945 Glenwood Avenue by YNDC. The construction of two new homes in 2021 further demonstrated the potential for revitalization along this corridor. As these six new homes near completion, the Mineral Springs project stands as a powerful example of sustained community investment and development.





# NEW CONSTRUCTION

## GLENWOOD AVENUE DUPLEXES



YNDC has broken ground on three new duplexes that will be located at 3013, 3021, and 3031 Glenwood Avenue. The three duplexes will each have two, two bedroom, two bath apartment units along with covered parking. The units will be highly energy efficient and all electric. The units will have 104 percent on site power generation making the housing more affordable for tenants.

The duplexes are made possible with funding from the Federal Home Loan Bank of Pittsburgh Affordable Housing Program, Federal Home Loan Bank of Cincinnati Affordable Housing Program, Mahoning County, and The Raymond John Wean Foundation. Construction financing is provided by Premier and PNC Banks. Permanent financing is provided by Premier Bank. The vacant lots were acquired from the Mahoning County Land Bank. The project also received support from the City of Youngstown, Councilwoman Anita Davis, Glenwood Neighbors Business Association, and neighborhood groups. Huge thanks to the funders for making this project possible!







Before



After



After



Before



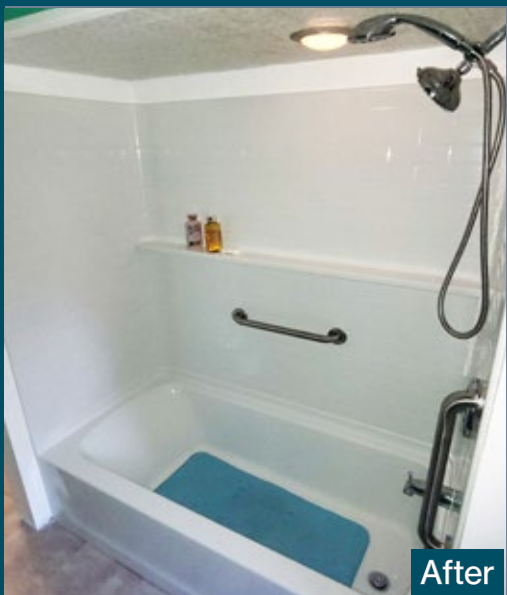
After

# OWNER- OCCUPIED HOME REPAIR

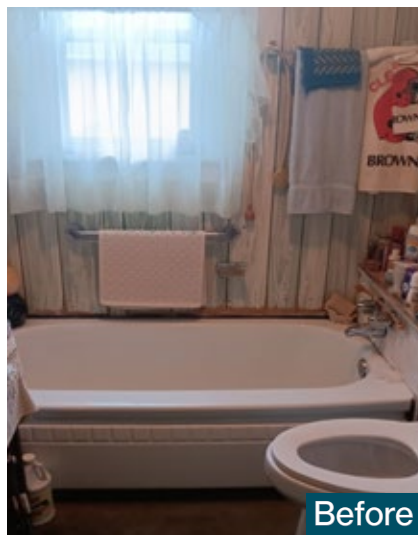
The Youngstown Neighborhood Development Corporation offers a Roof Replacement and Essential Home Repair program to assist residents of owner-occupied, single family homes with essential repairs such as actively leaking roofs, furnace and plumbing repairs, and accessibility modifications at no cost.



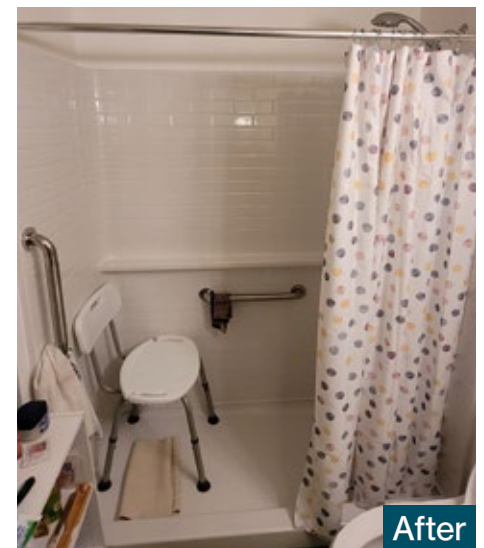
After



After



Before



After

## ESSENTIAL REPAIRS

52



# OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

## John

For three years, John endured harsh Youngstown winters without a functioning heating system. With no other option, he resorted to heating his home using his oven – a dangerous and inefficient method, especially given his ongoing health issues.

“I didn’t want to be heating my home with my oven,” John shared. “It was terrible living without functioning heat. I just tried to get by the best I could, but it wasn’t easy.” The freezing temperatures inside his home had caused ongoing issues, making daily life even more difficult. “I couldn’t even take a shower,” John said. “The upstairs was freezing there wasn’t much I could do about it. It was miserable.”

John had been familiar with YNDC for years and had received assistance from the organization in the past. Knowing he needed help, he reached out once again.

YNDC responded quickly, assessing the situation and getting to work to restore heat to his home.

With heat restored, John’s home is now a place where he can live safely and comfortably – even during extreme winter weather. When the recent arctic freeze hit the area, he stayed warm inside his home, which wouldn’t have been possible just a few weeks ago. “It’s so much better,” he said. I don’t have to worry about using my oven for heat either.”

John is grateful for programs like YNDC’s Essential Home Repair Program, which provides critical home repairs for seniors and low-income residents in need. “These programs are really important,” he said. “They help people like me – older folks who don’t have a lot of options. I’m just really thankful for what they do.”

## Terriianne

For over a year, Terriianne’s failing furnace filled her home with an extremely loud noise each time it turned on – so loud it startled her young daughter, who has autism. The constant noise made daily life stressful, and Terriianne knew the furnace was close to breaking down.

On top of that, a storm had torn shingles from her roof, and soon after, water started leaking into her attic. The leak worsened, staining her walls and leaving Terriianne worried about costly repairs she couldn’t afford.

“I had gotten quotes for both repairs, and I knew I couldn’t save enough in time,” she said. “I was scared my roof would cave in or my furnace would quit in the middle of winter.”

Terriianne had heard about YNDC’s Essential Repair Program but didn’t apply at first because she wasn’t a U.S. citizen. After becoming one, she called and learned she had been eligible all along. “I wish I had known,” she said. “But once I called, the whole process was so easy.” Within a week, contractors arrived to replace her furnace and repair her roof. “They were in and out so fast,” she said. “It was amazing.”

Since the repairs, Terriianne says her home feels safe again, and her daughter is calmer without the constant furnace noise. “It’s such a relief,” she said. “This program really came through for me, and I can finally stop worrying about what might go wrong next.”



# ESSENTIAL HOME REPAIR

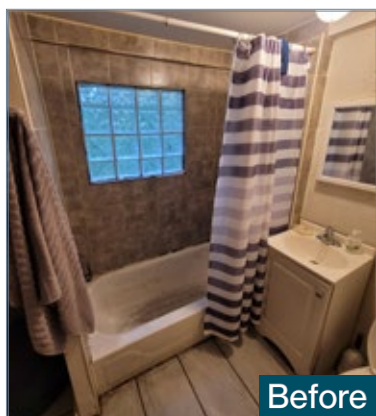
52 Essential  
Home Repair

Projects Completed



Plumbing Repairs

21



Before



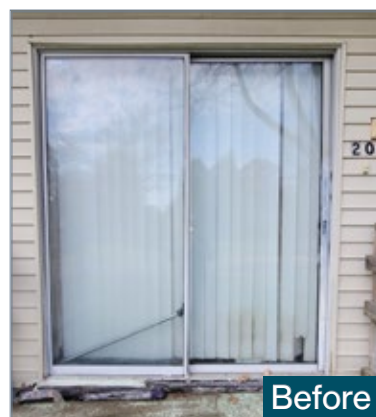
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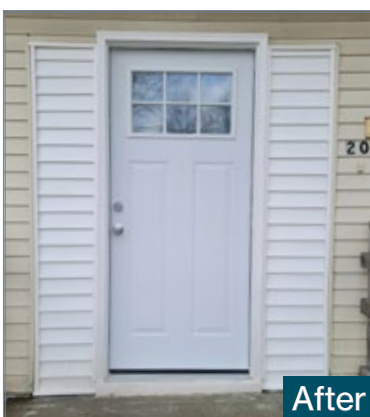
Before



After



Before



After

Accessible Showers  
Installed

5

3

Hot Water Tank  
Replacements

Snaked Drains

8

6

Toilet Repairs and  
Replacements

Furnace Repairs and  
Replacements

10

7

Porch Repairs and  
Replacements

Other Accessibility  
Modifications

7



# **GLENWOOD AVENUE CORRIDOR IMPROVEMENTS**

## **SIDEWALK REPLACEMENT**

YNDC secured \$97,000 in grants for the Where the Sidewalk Ends No More project, filling sidewalk gaps to improve walkability, especially for children. Partnering with the City of Youngstown, YNDC will also replace 3,500 feet of sidewalk along Glenwood Avenue by fall 2025.



## **TREE PLANTING**

YNDC began spring tree planting along the Glenwood Avenue Corridor.



## **MAINTENANCE**

YNDC completed routine maintenance to 480 properties including our facilities, commercial buildings, homes, and vacant lots.





# GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

## CLEANUP

YNDC completed property cleanup to improve community safety and curb appeal. Businesses assisted with cleanup included Glenwood Truck Repair (formerly Rick Bates Garage).



## SPLIT RAIL INSTALL

YNDC completed 315 feet of split rail fence installation.





# GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

## NEW CONSTRUCTION

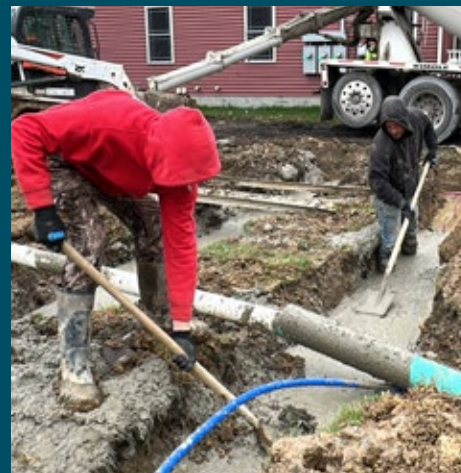
YNDC began phase 2 construction of 3 new single family homes on Cliff View Avenue (formerly Bernard Street) .



YNDC continues construction on 6 new homes on Mineral Springs Avenue.



YNDC broke ground on 3 new duplexes on Glenwood Avenue.

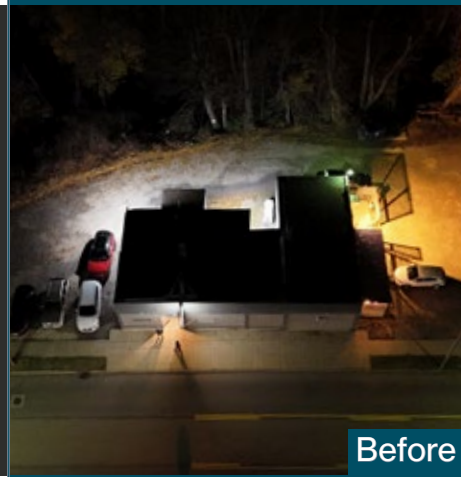




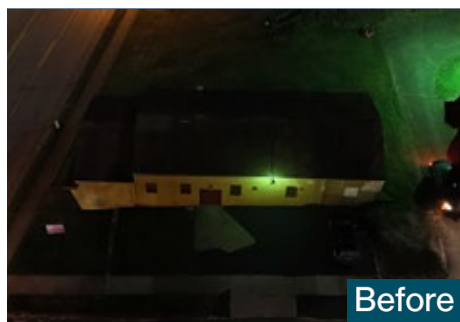
# Community SAFETY PROGRAM



YNDC has completed its first round of security lighting installations to businesses along Glenwood Avenue as part of the Community Safety Program. The purpose of installing bright, dusk-to-dawn LED security lights on these businesses is to improve safety and visibility around the properties and adjacent public spaces to prevent crime and improve perceptions of safety along the corridor. In total, 22 corridor businesses have signed up to participate in the program to date and a total of 55 bright, dusk-to-dawn security lights are in the process of being installed. Due to the success of the first year of the program, YNDC will be expanding the Community Safety Program to serve more neighborhoods and corridors on the south and east sides of the city in 2025 and will enroll at least 150 additional homes and businesses. Outreach to additional neighborhoods and corridors will begin in earnest this spring.



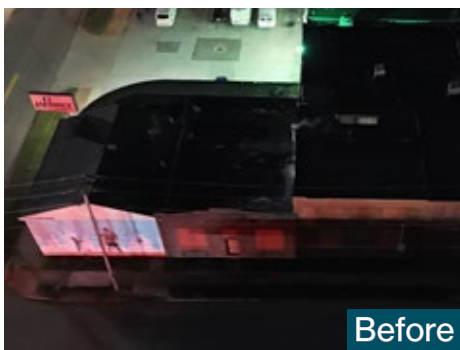
Before



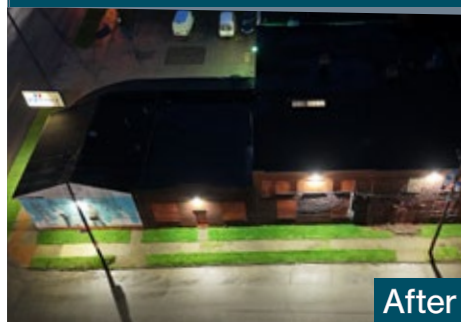
Before



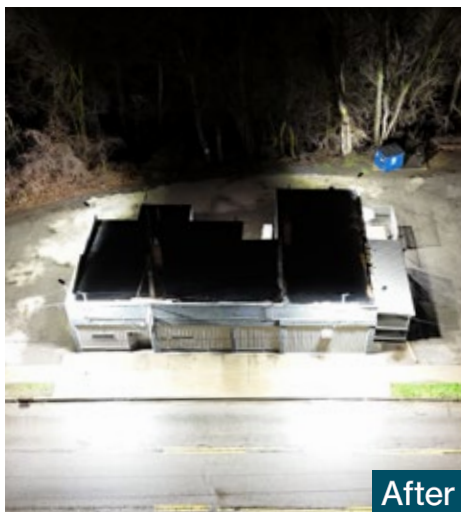
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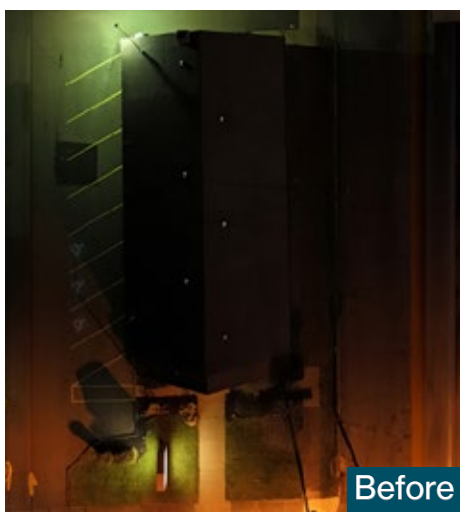
Before



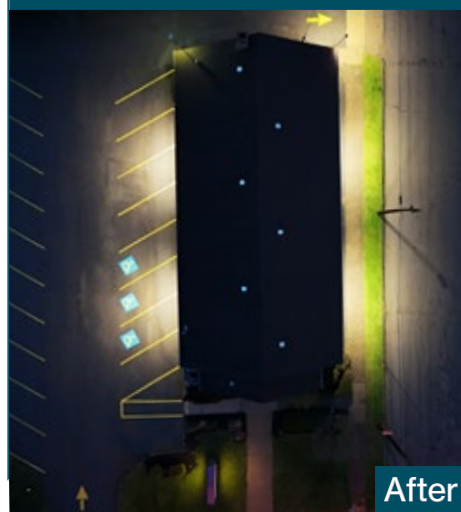
After



After



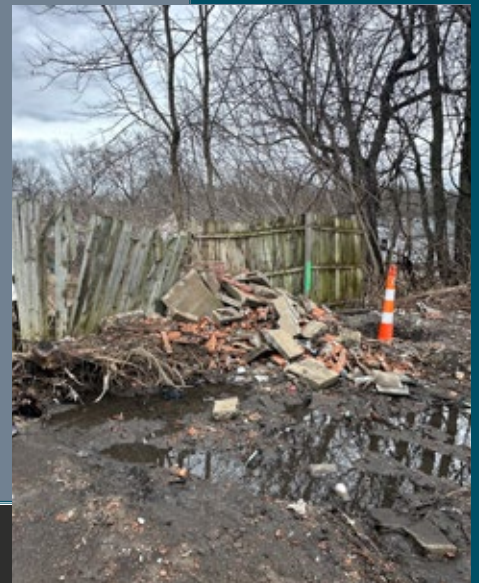
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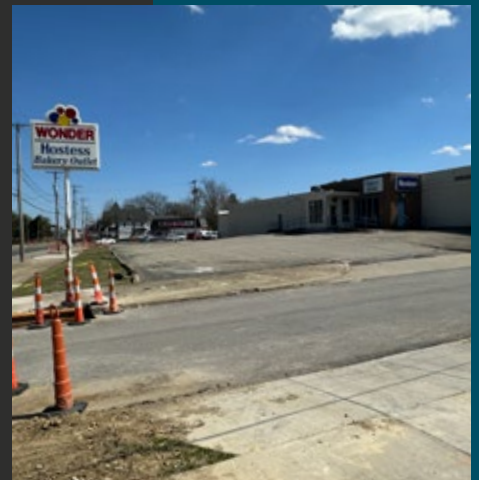
After



# Corridor IMPROVEMENTS



YNDC's team completed detailed property condition surveys of McCartney Road, East Midlothian Boulevard, Market Street, and Mahoning Avenue this quarter as part of a coordinated partnership with the City of Youngstown to improve property conditions. Over the next several months, YNDC will be working with businesses and institutions on these streets to make improvements to properties that will address code violations, improve curb appeal, and resolve safety and lighting concerns along the corridors in alignment with community priorities.





# NEIGHBORHOOD CLEANUP



During the quarter, YNDC completed a variety of cleanup activities including demolishing 5 blighted residential garages to improve resident quality of life, site clearance work on Bernard Street to prepare for new home construction, and repair/installation of several thousand linear feet of split rail fencing to vacant lots we mow and maintain. YNDC's Grass Cutting and Cleanup Team also completed a variety of clean ups and clean outs of vacant homes that YNDC is preparing for rehabilitation throughout the city.

YNDC's team is in the process of planning large-scale cleanup projects in multiple neighborhoods in the 2nd, 6th and 7th Wards as part of a partnership with members of Council and the City of Youngstown. Plans are currently in the works and cleanup will begin in earnest in multiple neighborhoods this spring.

YNDC's Community Engagement team has begun reaching out to residents and neighborhood groups in all 3 Wards to identify and prioritize cleanup projects that are most important to residents. Cleanup projects include clearing overgrown sidewalks to bring them back into usable condition, removing dead trees and overgrowth from vacant lots, cleaning up illegal trash and tire dumping sites, and other related projects that improve quality of life for the surrounding neighborhoods and make vacant properties easier for neighbors and municipal mowing crews to maintain.







**Illegally Dumped  
Tires  
Removed**

**110**

**Dumpsters of  
Blight Removed**

**18**

**Linear Feet of Split  
Rail Fencing Installed**

**665**



## NEIGHBORHOOD CLEANUP





# NEIGHBORHOOD ENGAGEMENT & ORGANIZING



YNDC's Community Engagement Manager completed one-to-one check-ins with 50 corridor businesses that are now members of Glenwood Neighbors and has begun a second round of check-ins with all businesses following the group's first quarter meeting. She is working with several to apply for facade grants to make additional exterior improvements to their properties and will be completing stakeholder surveys with each of them as part of ongoing work on the Greater Glenwood Area Plan which YNDC is developing this year to guide neighborhood-focused investment over the next decade.

The Glenwood Neighbors held their first quarter meeting on February 13 and asked the City of Youngstown's Parks Director to commit to improving park maintenance for Glenwood Community Park at the meeting. The Glenwood Neighbors also organized a successful campaign to have the blighted vacant building at 721 Canfield Road demolished. The property was demolished and cleaned up and the resulting lot will be monitored for ongoing property maintenance.



This quarter, the City of Youngstown began rehabilitation work at the former Bottom Dollar grocery store to convert the building to a productive reuse in alignment with community priorities. This is a major victory for the corridor and was initiated when the Glenwood Neighbors submitted a petition in 2023 to the former building owner, One Health Ohio, insisting that the property be returned to the City of Youngstown after it became clear their long-held plans to convert the building into a health clinic were not coming to fruition.

YNDC's Community Engagement team is preparing to complete multiple large-scale door-to-door surveys this spring, including for the Greater Glenwood Area Plan, the Community Safety Program, and TreeCorps.





# GLENWOOD FRESH MARKET



The Glenwood Fresh Market is a produce prescription program that provides free fresh fruits and vegetables to households earning less than 200% of the Federal Poverty Guidelines. The program is based on a national model designed to improve the local food system by improving the affordability and consumption of fresh fruits and vegetables, grown and sourced locally, for low-income people. Households enrolled in the program receive \$25 per month in Market "credits" to spend on fresh fruits and vegetables at the Market, where 1 credit equals 1 dollar in produce at wholesale prices. The Market also stocks donated healthy food items from food banks and other sources to supplement the produce to create healthy meals (e.g. dry goods, milk, meat, canned veggies, etc.), which do not count against Market credits.





# GLENWOOD FRESH MARKET

## Glenwood Fresh Market SPOTLIGHT

### Stephanie




For Stephanie, access to fresh fruits and vegetables was once a challenge. Before joining the Glenwood Fresh Market, the rising cost of produce made it difficult to provide healthy food for her family. "When the Fresh Market started, I signed up right away," Stephanie said. "It's been a huge relief ever since." Unlike other programs, Stephanie values that the Fresh Market allows members to choose the foods they want, ensuring nothing goes to waste. This flexibility has been key in helping her manage her grocery budget. "I don't get that much in food stamps," she explained. "This program really helps a lot."

Stephanie visits the Fresh Market about twice a month. Since joining, she has added more fresh fruits and vegetables to her family's meals, improving her health. After surviving nine car accidents, Stephanie knows healthy eating is critical to managing her chronic pain.

"Healthy eating makes a big difference," she said. "The Fresh Market has helped me stay on track." Beyond health benefits, the program has helped her financially. "With the \$25 I get at the Fresh Market, I can buy about four times as much food as I would at a regular grocery store," she said. Though her time in the program is ending, Stephanie remains grateful. "I hate that this is my last month, but things will work out," she said. What she will miss most is the welcoming environment. "Everyone is friendly, and the staff is amazing," she said. "They're always upbeat, and over time, you really get to know them."

For Stephanie, the Glenwood Fresh Market has been a vital resource. "Programs like this are essential," she emphasized. "With food costs so high, it's scary. The Fresh Market has been a blessing, and I encourage others to join."

### Doreen



For Doreen, access to fresh fruits and vegetables once felt out of reach. Before joining the Glenwood Fresh Market, her family's diet rarely included produce. "We didn't eat them – they're just so expensive," Doreen recalled. At most, she might buy a bag of apples for her niece, whom she's raising, but fresh produce was never a consistent part of their meals. Since becoming a Fresh Market member, however, that has changed. Doreen's family now enjoys a variety of fresh fruits and vegetables, and her teenage niece has traded processed snacks for salads and other healthier options. "The whole family is eating better now," Doreen said. "But I know once my time in the program ends, my niece's diet will have to change. My finances just aren't what they used to be, and food prices are definitely not."

Doreen visits the Fresh Market monthly and enjoys the cooking demonstrations. Inspired by the recipes, she's tried many new creations at home using the healthy ingredients she receives from the Market.

"I've noticed a big difference since I started eating healthier," Doreen said. "I have more energy, my digestion has improved, and I don't get that sluggish feeling I used to get from eating processed foods."

The Fresh Market has also significantly reduced Doreen's grocery costs. "Just recently, I spent over \$20 on four produce items at a regular store," she explained. "At the Fresh Market, I can spend \$25 and walk out with two big bags of food. That savings lets me put more of my grocery money toward meats and other essentials." Beyond the food, Doreen values the welcoming environment at the Fresh Market. "It's like a big family," she said. "Everyone is so friendly, and you really get to know people. It's an atmosphere of giving." While Doreen is sad that her time in the program is ending, she's grateful for the impact it's had on her family. "I'd love to see this program expand," she said. "I'd even volunteer – that's how much the Fresh Market has done for me. I'd love to pay it forward."



**GLENWOOD**

**FRESH**

**MARKET**

Fresh Fruits and  
Vegetables  
Distributed  
**\$46,553**

Unique  
Visits  
**3,701**

Members  
Served  
**1,443**

Unique  
Households  
Served  
**819**

Healthy Eating  
And  
Living Activities  
**35**

Participants in Healthy  
Eating and Living  
Activities  
**870**







# Mahoning Valley TREECORPS

YNDC and its partners have begun the largest tree planting season in organizational history, with over 500 two-inch caliper trees slated to be planted between March and April in the neighborhoods of Youngstown and Warren. In addition to tree planting, YNDC is also beginning work on a citywide dead tree inventory in Youngstown to prioritize dead street trees for removal as part of the TreeCorps program. Removals will begin in the second quarter.





# FINANCIAL STATEMENTS

## STATEMENT OF FINANCIAL POSITION As of March 31, 2025

Assets	As of Mar. 31, 2025	As of Mar. 31, 2024
Cash & Cash Equivalents	\$1,160,320.42	\$1,059,210.06
Accounts Receivable	\$5,446.00	\$6,020.74
Other Current Assets	\$3,237,983.30	\$1,268,066.66
Total Current Assets	4,403,749.72	2,333,297.46
Fixed Assets	\$6,922,221.14	\$5,428,725.80
Other Assets	\$311,812.43	\$370,473.99
Total Assets	\$11,637,783.29	\$8,132,497.25
<b>Liabilities &amp; Equity</b>		
Total Liabilities	\$2,366,575.83	\$623,578.61
Total Equity	\$9,271,207.46	\$7,508,918.64
Total Liabilities & Equity	\$11,637,783.29	\$8,132,497.25

UNEARNED GRANT RECEIVABLES - \$24,034,460.92

\* This is an unaudited statement.



# FINANCIAL STATEMENTS

## STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - March 31, 2025

Income	Jan-March 2025	Jan-March 2024
Foundation and Banks	\$868,875.00	\$777,916.00
Direct Public Support	\$637.93	\$595.46
Government Grants & Contracts	\$953,309.01	\$362,449.47
Investments	\$2,343.03	\$5,399.82
Other Income	\$6,283.31	\$7,336.69
Program Income	\$330,292.19	\$203,049.73
<b>Total Income</b>	<b>\$2,161,740.47</b>	<b>\$1,356,747.17</b>
Expenses		
Payroll	\$55,989.91	\$58,779.05
Facilities & Equipment	\$5,225.90	\$2,005.42
Operations	\$21,614.76	\$22,302.76
Insurance & Benefits	\$57,089.79	\$39,094.02
Meetings	\$0.0	\$113.84
Contract Services	\$41,085.42	\$10,090.28
Conferences & Seminars	\$1,567.61	\$292.18
Program Expense	\$950,783.72	\$799,164.29
<b>Total Expenses</b>	<b>\$1,133,357.11</b>	<b>\$931,841.84</b>
<b>Net Income</b>	<b>\$1,028,383.36</b>	<b>\$424,905.33</b>

\* This is an unaudited statement.









YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

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