



East Palestine Community Improvement Corporation

January 28, 2025

1. **Call to Order:** Barb Herriot, Tom Brittain, Jess Rocco, Melissa Smith and Chris Page.

Others Present: Mike Jacoby, David Powers, Lenny Glavan, Steph Elverd, Ben Ratner, Jon Molnar & Jeff LeBeau of WRL.

2. **Minutes:** The minutes of the 12/17/24 meeting were approved on a motion by Mr. Brittain seconded by Dr. Rocco.

3. **Financial Report:** Profit/loss for 2024 included \$ 1765.00 in donations, the Brighten our Future campaign raised \$156,500.00 and \$3,560.00 in advertising. Expenses include \$2,283.00 for insurance, \$20.00 in bank fees and fundraising expenses totaling \$945.00. The total profit/loss was \$158,577.00. The balance sheet as of December 2024 was at \$73,427.00 with accounts receivable at \$5,180.00 (total assets \$78,607.00). Fixed assets were the PNC lot at \$99,970.00; the short-term loan from the Village (that was never used) was removed from the books at the request of the accountant. The long term \$20,000.00 loan from the village was left on books as it was TBD if the village would as for the funds to be returned. Total liabilities/equities were \$178,577.00. Mr. Page made a motion to approve the financial report, seconded by Dr. Rocco. Passed unanimously.

4. **Old Business:**

- a. **Marketing/PR- WRL:** Jeff LeBeau gave a brief update on the B.O.F. campaign. It was noted that 2025 EP's 150th year which an opportunity for community events and that they will be discussing the VIP program with the Chamber. In reference

to the pharmacy survey there were 290 responses with 94% stating they would support a new local pharmacy.

- b. **Train Depot:** Atty. Powers stated we are still working through the lease paperwork. Waiting on cost estimates for the various concepts including a roastery. The CDBJ Flex Grant may be an option for funding; we will apply at the start of the state's new fiscal year in July. An ARC grant may also be an option.
- c. **PNC Lot:** Bush Heating quote for heating/cooling system for the building was \$9,820.00 (leaving the space as is, alterations would result in price change). Requests for use of the space for various activities are already coming in and consideration should be given to sprucing up the space in the interim and there should be a plan involved. At this time Lenny Glavan stated they were working on an event to potentially hold in the space in July. It was noted to check with the Village on insurance for the space so we can begin holding community events in the space.

5. New Business

- a. **Tad Herold – CC Development/Land Bank Director-** Mr. Herold was unable to attend due to illness.
- b. **Res.2025-01 to Adopt 2025 Budget-** Mr. Page made a motion to adopt Res.2025-01, seconded by Dr. Rocco. Passed unanimously.
- c. **Res.2025-02 to engage a CPA to compile EPCIC's 2024 financial statements and file our IRS 990 form.** Mr. Page made a motion to adopt Res.2025-02 seconded by Dr. Rocco. Passed unanimously.
- d. **Pharmacy Survey:** At the request of the pharmacy owners a survey was put together by WRL to gauge interest in a new, small local pharmacy coming into town (results discussed above). It was noted that this type of niche pharmacy (compounding pharmacy) could also help draw business into EP.
- e. **EPCIC Annual Meeting-March:** Meeting bylaws require an annual meeting by the end of March every year at which time re-elect officers.
- f. **Community Reinvestment Area:** All of EP is a Community Reinvestment Area which means under state law the village can give property tax abatements for new investments in residential, commercial and industrial properties; businesses do need to apply and receive approval prior to starting the project. Residential can apply after the project is completed. The exemption is on the new improvement value of the project.

6. **Motion to enter executive session to discuss the relocation, location expansion, improvement or preservation of a business opportunity- ORC 1724.11 (B)(1).** Mr. Page made the foregoing motion inviting in Mike Jacoby, Atty. Powers, Ben Ratner & associate, and Bret Adams. The motion was seconded by Mr. Brittain. Passed unanimously.
7. **Return to public session:** Mr. Page made a motion to return to regular session seconded by Dr. Rocco. Passed unanimously.
8. **The next EPCIC meeting will be 10 a.m. Tuesday 2/25/25**
9. **Adjourn:** Mr. Page made a motion to adjourn the meeting seconded by Dr. Rocco. All in favor, meeting adjourned.

Dr. Jessica Rocco-Secretary