



East Palestine Community Improvement Corporation

December 9, 2025

Minutes

1. **Call to Order:** Chris Page, Barb Herriott, Tim Blythe, Melissa Smith and Tom Brittain.
Others Present: Atty. David Powers, Misti Martin, Ben Ratner, Courtney Stewart, Mike Jacoby of Bricker Graydon and Cindy Boyd of WRL via Teams. Village Manager Antonio Diaz-Guy arrived at approximately 10:45 am.
2. **Minutes:** The minutes of the 11/18/25 regular meeting were approved on a motion by Mr. Page seconded by Ms. Smith
3. **Financial Report:** Total operating income as of the end of November totaled \$2,240,600.11 which included BOF campaign donations totaling \$ 75,698.00. Total, operating expenses were \$137,373.52 for a net profit/loss of \$2,103,226.59. Total liabilities/equities were at \$2,286,178.59. Mr. Page motioned to approve the November 2025 financial reports seconded by Ms. Smith. Passed unanimously.
4. **Old Business:**
 - a. **Brighten Our Future Fundraising Campaign/Event:** It was noted there was still \$6000.00 in donations outstanding from the Telischak Company and Allison Contracting.
 - b. **Depot Update:** There was a tenant walk thru to discuss potential design updates, the kitchen layout was confirmed and it was agreed upon to remove the walk-in freezer which is a significant cost savings. Mr. Page made a motion to approve up to \$1800.00 to camera storm drain lines so as to locate and determine where connections can be made. The motion was seconded by Ms. Herriott. Passed unanimously.
 - c. **Plaza Update:** A walkthrough at this property was held with Brock Builders as well as the tenant; Brock is preparing a proposal for complete demolition of the

building/canopy/concrete. It was noted there could be potential value in the bullet proof glass from the old drive thru and that they will check with the builder on the potential of preserving it.

- d. **Jasar Property Update:** Manager Diaz-Guy has shown the property to one potential buyer; they will be reviewing the completed environmental study. Platz Realty Group is recommending marketing the property in three separate parcels. Discussion followed in reference to the 7% fee being high and that an attempt should be made to negotiate it down and/or get another bid.
 - e. **Property Management Service Discussion:** Mr. Blythe stated he needs to know from the members exactly what type of professional they are looking for whether it be just managing tenants or someone to manage tenants as well as projects/construction.
 - f. **Quit Claim Deeds-Property Donations:** In reference to the donated N. Market St. properties, it was stated that the vacant restaurant space has an interested party for rental however there are concerns about the floor as well as some water intrusion, and a grease trap that needs cleaned. Brock Builders has submitted a proposal repairs/recommendation/drawings at a cost of \$ 34,872.00. The range hood/duct work/fire suppression and ventilation will also be inspected. At this time Mr. Page made a motion to pass Res. 2025-15 **Authorizing buildings surveys, report, and permit plans.** The motion was seconded by Mr. Brittain. Passed unanimously. Courtney Stewart was introduced as the new marketing/pr person for the Village and noted that she would be able to help market these downtown properties. Additional discussion followed as to what potential rent on the donated properties would be with Manager Diaz-Guy stated rent should be market rate with the potential for incentives. Mr. Blythe stated he would pull comps to develop a market analysis to help rent costs; an additional action item would be deciding who from the CIC would be the point of contact for property inquiries until a part time employee or property manager was hired.
 - g. **SR 14 Corridor development updates:** Jobs Ohio approved the amended scope of work for the due diligence studies with MS Consultants; the scope of work changed because the feasibility study was performed based on a 40/50-acre business park, now the option contract is for 84 acres; additionally, the money has been wired for the option contract on property
5. **New Business-Jasar site listing agreement:** Prior discussion found the board felt the 7% fee was too high and asked that an attempt be made to re-negotiate the rate down and/or get additional proposals. Mr. Page motioned to table Res. 2025-16 **Authorizing**

signing listing agreement. The motion was seconded by Ms. Herriott. Passed unanimously.

- 6. Motion to enter executive session to discuss the relocation, location, expansion, improvement or preservation of a business opportunity per ORC 1724.11 (B) (1).** Mr. Page made the motion inviting in Manager Diaz-Guy, David Powers, Mike Jacoby, Misti Martin and Courtney Stewart. The motion was seconded by Ms. Herriott. Passed unanimously.
- 7. Return to Public Session:** Mr. Page motioned to return to regular session seconded by Ms. Herriott.
- 8. Next Meeting: 10 am Tuesday January 27, 2026.**
- 9. Adjourn:** Mr. Page made a motion to adjourn seconded by Mr. Brittain. Passed unanimously.

Melissa Smith- Secretary