



East Palestine Community Improvement Corporation (EPCIC)

July 22, 2025

Minutes

1. **Call to Order:** Chris Page, Tom Brittain, Missy Smith, Barb Herriott, & Tim Blythe

Others Present: Village Manager Antonio Diaz-Guy, Jon Molnar of WRL and Mike Jacoby both via Zoom, Ron & Peggy Caratelli, Ben Ratner and Misti Martin.

2. **Minutes:** The corrected minutes from the regular meeting of 6/17/25 and the special meeting of 6/20/25 were approved on a motion by Mr. Page, seconded by Mr. Brittain. Passed unanimously.
3. **Financial Report:** The end of June showed the checking at \$5,596.06 and \$64,496.64 in the money market, \$30,180.00 in accounts receivable; \$180.00 in accts receivable is still outstanding from Donnie Sattler from the Brighten our Future campaign and the other \$30,000.00 is from the Huntington Bank Foundation. Current assets are at \$100,272.70 and total assets are at \$200,242.70 and a net profit of \$21,665.70. The fund balance was at \$158,577.00. Profit/loss shows donations of \$30,150.00 ytd, \$5300 BOF campaign, advertising \$1280 and money market interest of \$1089.14 to total \$37,519.14 in total operating income. Operating expenses include insurance, bank fees, fundraising expenses, utilities, consulting, landscaping/architectural and other fees to total \$15,853.44 in operating expenses. Mr. Page made a motion to approve the June financial report seconded by Ms. Smith. Passed unanimously.
4. **Old Business**
 - a. **Marketing/PR Update WRL:** Jon Molnar of WRL stated Jeff LeBeau had previously sent out an update on potential changes for the next B.O.F campaign and asked for thoughts from the members. Ms. Smith & Mr. Page stated they were fine with the

changes. Ms. Herriot stated that since there were so many leftover ornaments if they could still be incorporated; Mr. Molnar said yes as they were paid for out of last year's budget. He added that the group should begin reaching out for sponsorships now before funds begin drying up for the year and start by reaching out to the main donors from 2024, adding that last year there was a purpose for the donations (purchasing the EPCIC Plaza) and it would help if there was a new purpose for this year such as a vision for the future of the plaza. Mr. Molnar the next steps were confirming the date of the Snowflake Festival, in August the theme/design should be confirmed as well as draft communications, August thru November should be soliciting sponsors, October/November will be connecting with the Chamber to plan the Snowflake Festival, November would be advertising, and December would be the event as well as sponsorship thank you'd.

- b. **Depot Update:** Mr. Page stated he and Manager Diaz-Guy stated they had the kick off meeting with Brock Builders for the selective deconstruction at the depot, it was noted that a rep from Strollo would be on site every other day throughout the process. Mike Jacoby stated the letter of intent with the potential tenant was signed months ago and that we need to get back with them soon as to the next steps; the same conversation will be needed in reference to the EPCIC Plaza as well. In reference to the CDBG grant we do not have official confirmation that we are invited for a full application but the Ohio Department of Development has basically said the full application will be available in October (the county will be the applicant for us). It was noted that discussion needs to be had if we are willing to slow down progress for \$250,000.00 with strings attached, if successful it could be spring before those funds could be accessed. To that point Mr. Page ask if the current plan was to still be on track for July 2026 for expected occupancy/opening; Mr. Jacoby stated that is what the tenant was told and would need to be part of the conversation.
- c. **Speakeasy Fundraiser Update:** Mr. Page stated he has not heard any new information as of late. Manager Diaz-Guy stated the issue is becoming the commercialization of the event and being able to justify the liability/planning cost of doing it at the depot; the consideration may be scaling back the size of the event and doing it at a smaller venue. Ms. Smith added there were some conflicts as far as finding a date.
- d. **Fundraising:** Mr. Jacoby stated he filed an application for the NS Thriving Communities Grant in the amount of \$50,000.00; additionally, he noted there has been more talk of gathering a list of alumni which has been more complicated than it should be. Discussion followed as to a Google Document which was to be used to be used to gather contact information and who was to do it. WRL stated there are

alumni groups on FB but there is not much activity on a lot of them. In reference to getting help from the school district it was stated they collected information for a specific reason so they were unable to give it out for fundraising. Manager Diaz-Guy stated he would create the previously discussed Google Doc for input of contact information by the end of the day and we would share in on our social and asked that WRL put a blurb in the next news letter about the same. WRL added there does need to be an “opt in” on the landing page in order to solicit. In reference to the upcoming video pitch for the Opportunity Appalachia video Manager Diaz-Guy stated last week they received the draft version of the video and they will be back to do final B-roll footage; the investor convening where the videos are presented will be August 11th in Asheville. At this time visitor Ben Ratner stated he has an opportunity to rent a coffee truck to set up in EP in November/December, all they would need is a place to set up with power; Manager Diaz Guy stated if the CIC agreed that plaza could be a spot for food trucks.

5. **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 above motion inviting in Manager Diaz-Guy, Mike Jacoby and Misti Martin, the motion was seconded by Mr. Brittain. Passed unanimously.
6. **Return to Public Session:** Ms. Smith made a motion to return to public session seconded by Mr. Blythe. Passed unanimously.
7. **Next Meeting:** 10:00 A.M. Tuesday August 26, 2025
8. **Adjourn:** Mr. Page made a motion to adjourn the meeting seconded by Ms. Herriott. All in favor, meeting adjourned.

MELISSA SMITH SECRETARY