



East Palestine Community Improvement Corporation

June 17, 2025

Minutes

1. **Call to Order:** Chris Page, Tom Brittain, Melissa Smith, Tom Brittain and Tim Blythe.

Others Present: Mike Jacoby, Jon Molnar (both via Zoom) Misti Martin and Atty. Dave Powers, Summer Barker of Strollo Architects.

2. **Minutes:** The minutes of the 5/27/25 meeting were approved on a motion by Mr. Brittain seconded by Mr. Page. Passed unanimously.

3. **Financial Report:** Mr. Page began by noting there is an outstanding invoice from September of last year from Donnie Sattler in the amount of \$180.00 for a newsletter ad. Multiple attempts have been made to contact with no response. The end of May showed the general checking at \$2,956 as well as \$73,412 in the money market and accts receivable is sitting at \$555.00 bringing total assets to \$76,924.00. Total assets including the EPCIC Plaza are at \$176,894.22. The net loss so far is \$1,682.78 and the fund balance is at \$158,577.00. Profit/loss total operating expenses are at \$8,125.21. In reference to an additional smaller sum of money Jon Molnar of WRL explained that when the website first began an outlet was needed for any donations as at that time the CIC did not have a bank account; the Foundation for Appalachia Ohio set us up an account that any donated funds would go into. To date there is approximately \$800 in the account; now that there is a bank account and the Zephe app set up where ppl can donate without fees those monies can be transferred to the CIC account. Any future donations will go through. Mr. Brittain made a motion to approve the May financial reports; the motion was seconded by MR. Page. Passed unanimously.

4. **Old Business:**

- a. **Marketing/PR Update/Speakeasy Update:** In reference to the Speakeasy event an F2 app has not yet been submitted; an insurance application has been submitted. Mr. Page stated he feels they should definitely seek sponsors if not there is not a lot of profit to be had. Jon Molnar of WRL spoke earlier in reference to previously donated funds to the CIC and getting them transferred and that they should begin discussion now about fundraising in the winter months.
- b. **Depot Transfer update:** Atty. Powers stated the bill of sale/lease have all been recorded at the county. In reference to the truck drivers who lease a small portion of the lot to park their rigs Atty. Powers stated that Manager Diaz-Guy is working with the truck drivers to find a new location.
- c. **Depot Deconstruction:** Mike Jacoby stated the architects suggested doing a selective deconstruction at the depot to uncover unknown conditions that could result in cost increases later, Brock Builders was chosen and they have submitted a proposal that has an upper limit. In reference to the need for surveys, Summer Barker of Strollo Architects stated in regards to the Plaza the information is not needed right away however at some point it will be beneficial to know where utilities are occurring in/around the addition as well as any lines that would run under the addition. In reference to the depot project, she said there are no utilities aside from water attached to the building so the same goes as to finding out the location of utilities for future tie in or addition for patio or parking.

5. New Business:

- a. **Huntington Bank Foundation Grant:** The CIC awarded a \$30,000.00 grant from the Huntington Bank Foundation.
- b. **Res. 2025-07 Authorizing Surveys of Properties:** Strollo Architects have recommended that surveys be done for the Depot as well as the EPCIC Plaza to include establishing boundaries, locating utilities, contours of the site for any potential grading, etc. They recommended Howells/Baird. The Plaza would be \$3,675.00 and the depot would be \$4,875.00. It was noted that there is not a parcel for the depot/parking area; it is part of a much larger parcel. Atty. Powers stated he was surprised to find that is still separate lots, the proposal does not include a new legal description or replatting of the lots into one. He suggested adding both of those things as he is surprised the county previously allowed them to build across lot lines. Discussion followed as to the need to do both surveys right away or if the Plaza could be put off to a later date and if holding off would cause any issues with the Plaza project. At this time Ms. Herriott made a motion to pass Res. 2025-07 in

reference to authorizing survey services for the depot/Plaza, the motion was seconded by Ms. Smith. Passed unanimously.

c. Status of Depot Grants: A request for \$250,000.00 was submitted to the ARC and a pre-app was submitted to the CDBG program through the ODD. The ARC grant was not awarded. In speaking with Omega, they recommended an abandoned mine land grant (larger pots of money), details are forthcoming.

d. Fundraising: In reference to fundraising for various projects Mr. Jacoby stated that Manager Diaz-Guy has made it clear that while the Village has the ability to contribute to these projects, he feels it is very important that the CIC continue to fundraising efforts and have good plans in doing so. A call for further discussion will be scheduled at a later date. Mr. Brittain noted various people are working on coming up with a list of names for alumni from over the years to which Ms. Smith asked about the previous idea of creating a landing page for people to leave their information. Jon Molnar of WRL said that can definitely be done and look into getting an opt in page on the websites.

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. The aforementioned motion inviting in Atty. Powers, Misti Martin, Mike Jacoby and Summer Barker was made by Mr. Page seconded Mr. Brittain. Passed unanimously.

7. Return to Public Session:

8. Next Meeting 10 am Tuesday July 22, 2025

9. Adjourn: Mr. Page made a motion to adjourn the meeting seconded by Mr. Brittain. All in favor, meeting adjourned.

MELISSA SMITH-SECRETARY