



East Palestine Community Improvement Corporation (EPCIC)

Annual Meeting

March 25, 2025 10:00 A.M.

Minutes

1. Call to Orde

2. r: Chris Page, Jessica Rocco, Tom Brittain, Missy Smith and Barb Herriot.

Others Present: Mike Jacoby, Village Manager Antonio Diaz-Guy, Misti Martin, Ben Ratner, Chloe Morrow, David Powers, Jon Molnar and Roberta Streifferrt via Zoom.

3. Minutes: The minutes of the 2/25/25 meeting were approved on a motion by Ms. Smith seconded by Dr. Rocco. Passed unanimously.

4. Financial Report: The end of February the general checking account showed balance of \$2,707.05 because \$80,000.00 was moved into a money market which earned \$37.26 in interest so far. Accounts receivable is at \$180.00 to total current assets at \$ 82,922.31 and total assets including PNC lot at \$182,892.31. Long term liabilities include the \$20,000.00 loan from the village. Net profit is \$4,315.31 and fund balance is \$158,577.00. Profit/Loss Report-Total operating expense is \$4,315.31. Mr. Page motioned to approve the February financial reports seconded by Dr. Rocco. Passed unanimously.

5. Old Business

a. Marketing/Public Relations WRL – Jon Molnar stated they are still working with local businesses on promoting them as well as marketing the CRA program and helping with the 150th celebration where they can.

- b. **Insurance Renewal** – Application for insurance renewal has been filed and they are looking into insurance for the train depot and the PNC building.
- c. **Depot Transfer**- Village Manager Antonio Diaz-Guy stated both the land lease and the bill of sale were signed by the village and sent to NS for signature.
- d. **PNC lot cleanup/future plans**- Lot clean up scheduled for 4/23 from 8:00 a.m. to 2:00 p.m. for light landscaping work. The Povenski family will be donating the stone, Town n Country Nursery will be bring all of the small shrubs needed. Tom Povenski took down the old ATM sign/stop lights on the façade. Discussion followed as to possibly fixing the façade where the lights used to be. Robert Streiffert of RCAP stated the leadership class at the school also had ideas as for use of the space. In reference to use of the PNC lot Mr. Page made a motion to authorize Manager Diaz-Guy/Clerk Misti Martin to authorize/schedule use of the PNC lot, them motion was seconded by Ms. Herriot. Passed unanimously.

6. **New Business**

- a. **Election of Officers**- Mr. Brittain nominated Mr. Page to maintain his position as President/Treasurer, Dr. Rocco nominated Mr. Brittain to maintain his position as Vice President, Ms. Herriott nominated Ms. Smith for Secretary. Dr. Rocco made a motion to close the nominations and include a unanimous ballot for the nominations. Mr. Page seconded the motion. Passed unanimously.
- b. **Architectural Proposals for Train Depot**-In reference to architectural proposals for the depot four were invited, three were received. Mr. Brittain made a motion to hire Strollo Architects for engineering/design for the depot. The motion was seconded by Dr. Rocco. Passed unanimously.
- c. **Opportunity Appalachia Videos**- The intent of the program is to get projects in downtown Appalachia to pitch to private investors, government entities or nonprofits. Ms. Herriott stated she felt Mayor Conaway would be a good choice to speak as well as Manager Diaz-Guy as well as the kids from the leadership class from the school would be good choices. It was noted that filming will take place April 23 and will require three persons to interview. At this time, it was noted that the Port Authority will be presenting at the Ohio Conference of Community Development in Columbus on April 24, they are asking for a co-presenter to tell the story of EP recovery after the derailment. Manager Diaz-Guy stated he would be happy to present with them.

7. **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 aforementioned motion inviting in Mike Jacoby, Misti Martin, Manager Diaz Guy, and Atty. David Powers. The motion was seconded by Mr. Brittain. Passed unanimously.

- 8. Return to Public Session-** Mr. Page made a motion to return to public session seconded by Ms. Herriott. Passed unanimously.
- 9. Next Meeting-** 10:00 a.m. Tuesday April 22, 2025
- 10. Adjourn:** Mr. Page made a motion to adjourn seconded by Mr. Brittain. All in favor, meeting adjourned.

Melissa Smith-Secretary