



East Palestine Community Improvement Corporation

June 23, 2026

Minutes

1. **Call To Order:** Ms. Herriott, Mr. Brittain, Ms. Smith, and Mr. Blythe. Mr. Clark was not present; his absence was excused on motion by Mr. Brittain seconded Ms. Herriott.
Others Present: Village Manager Antonio Diaz-Guy, Courtney Stewart, Joe Della Volle, Kerri Stewart, Misti Martin, Ben Ratner, and Mike Jacoby via Teams.
2. **Minutes:** The corrected minutes of the special meeting of 6/4 (Mr. Clark made the motion for President Herriott to sign the counteroffer on one of the Jasar buildings not Mr. Blythe) and regular meeting of 5/26/26 were approved on a motion by Mr. Blythe seconded by Ms. Smith.
3. **Financial Report:** Total operating income as of the end of May totaled \$29,449.34, total operating expenses \$ 51,872.55 for a net loss of \$ 22,423.21. Total liabilities/equities were at \$ 2,472,301.04. Mr. Brittain motioned to approve the May financial reports seconded by Mr. Blythe. Passed unanimously.
4. **Old Business:**
 - a. **Project Updates**
 - i. **Depot:** One of the two trucks leases has been moved from the property, the other we finally have contact information for. NS provided two signed leases for this property, one has been transferred and one has since retired. The remaining gentleman claims he also has a signed lease; the issue will be reviewed if/when a copy of said lease is received. Dynamic Structures has been awarded the bid by the County with July 6th being the start date.
 - ii. **Plaza:** In reference to a screen to hide the rooftop hvac system it has been decided that a screen at a cost of \$13,000.00 that was help hide it would not be added to the plans at this time as it didn't really block the view, if need be the issue can be looked at again in the future. A potential stability issue previously been found

by GEO Technical Consultants has triggered a recommendation of additional above/below grade inspections by Strollo at a cost of approximately \$6,000.00. Members felt it would be good additional protection for all.

iii. Jasar Property: A purchase offer was submitted by the plastics (a purchase agreement has not yet been received), they have begun phase 1 environmentally. Members expressed their frustration at not yet being under an actual contract; it was decided that Mr. Blythe as well as President Herriott would contract Platz realty to discuss the situation. Additionally, there is still a letter of interest from another buyer who was interested in all three properties and is still interested in the remaining two, but we need clarification on the first offer prior to moving forward with the second.

iv. 94 N. Market St: There is now a signed lease for the property, it begins on 7/15, this includes a 50% discount on rent, this is a 12-month lease. (\$250.00 per month for the first two months). The tenant is an insurance consulting group. It was also noted that there should be communication with Black Diamond soon to update them on the contract and construction time frame.

5. New Business:

a. Resolution 2026-8 to review and pay bills. Ms. Smith motioned to approve Res. 2026-8 seconded by Mr. Brittain. Passed unanimously.

b. 173 Edgeworth: Planning Commission voted unanimously to recommend council move forward with the Jasar Alley vacation as requested by the CIC. In reference to 173 Edgeworth Planning Commission voted to table the split of 173 Edgeworth from the rest of the property to request additional information; the intent was to sell the home to the Columbiana County Land Bank for the Welcome Home Ohio Grant. It was noted during their meeting that the house is zoned industrial which is only permitted in this zone if it is for use by a “night watchman or caretaker” of the business; there are also three other homes in this zone so the question became should these properties be re-zoned or leave them as is and keep the house as part of the Jasar property and sell it as a package. It was also stated that specific house has no off-street parking which resulted in the suggestion of squaring the property off and vacating an additional alley to allow for needed parking. Discussion followed on both issues resulting in a decision to table the lot split as the property the house sits on could be more valuable as it is currently zoned. The motion to table the split was made by Ms. Herriott and seconded by Mr. Blythe. Passed unanimously.

c. Col. Cnty. Downtown Revitalization Grant: The apps for the signage/façade grant are due early July; this is 50/50 match. Efforts have been made to personally notify businesses that would qualify in the hope that they would apply. A second grant for

that can fund 4 to 6 large improvement projects to downtown buildings is also available.

- d. **Jobs Ohio Vibrant Community Grant:** Waiting on updated information on the pre-application that was submitted by Mike Jacoby on behalf of CIC.
 - e. **90 N. Market Street:** Village Manager Antonio-Diaz Guy stated he is suggesting the CIC consider selling the property at a discount with a deed restriction that the new owner MUST bring it up to code per the existing engineering documents; the CIC would recoup the money already invested and not have to pay for the repairs. This property would qualify for the Port Authority grants if the sale was completed fast enough. 90/94 N. Market do share a wall and are on the same parcel; they could be separated or they could be sold as one unit. Mr. Blythe stated he would get someone to come look at the properties, give a valuation of what they could potentially be sold for, and if we don't get a buyer let him sell them. As a reminder the CIC board has a work session with Roberta Streiffert on 7/14 at 10:00 am at the Municipal Building. Finally, Marketing Coordinator Courtney Stewart has asked for a letter of support from the board in reference to the upcoming Pocket Park project; these letters will allow applications for funding to be made. The letter is needed by the end of July.
 - f. **Amend Agenda:** At this time Ms. Herriott made a motion to amend the agenda to include the bid opening process for the Plaza coffee shop project. The motion was seconded by Mr. Blythe. At this time Summer Barker of Strollo Architects opened the following bids.
 - **Brock Builders \$1,130,400.00**
 - **Dynamic Structures \$1,034,000.00**
 - **J. Herbert \$1,190,000.00**
 - **Kinley \$1,614,713.00**
6. **Next Meeting Tuesday 7/28/26 @ 10:00 am**
7. **Adjourn:** Ms. Smith motioned to adjourn the meeting seconded by Mr. Blythe. All in favor, meeting adjourned.

Melissa Smith, Secretary