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NEW BUSINESS: FULL CITY ROASTERY COMING SOON

**LiB's Market from Salem, Ohio Plans to Open
Second Location in the Heart of East Palestine: Full
City Roastery**



LiB's Market is a specialty coffee, pastry, brunch, and local-vendor market located in downtown Salem, Ohio, owned by Ben and Lindsay Ratner. As long-time East Palestine residents, the Ratners are now expanding their business to their hometown in partnership with the **East Palestine Community Improvement Corporation (CIC)**, developing a new building on Market Street where the former PNC Bank Drive-Thru once stood.



Full City Roastery will operate as a specialty coffee roastery with both an online pickup window and a welcoming café space. The new location will introduce larger-scale roasting capabilities and a more convenient, everyday coffee experience.



Why different names for the businesses? Ben Ratner clarified that with the name Full City, this creates a bridge between the modern, scalable coffee shop and the small town, artisanal, historic shop they own in Salem. With Full City Roastery, they will be able to scale the business to more locations and also be the catalyst towards the future of where East Palestine is heading, while keeping their legacy at LiB's Market.

Meet the Owners

The Ratner Family

Lindsay and Ben Ratner combined their passions for baking and wine-focused dining to launch **Small Batch LLC** in 2014, opening their first shop in 2015. Lindsay brought her culinary certification to the table, while Ben added his winemaking background from Kent State to curate and grow the business.

What began as intimate in-home catering and private events quickly expanded, and with support from a small business loan through **Mahoning Valley Partners**, they purchased **Friends Roastery** in 2015, setting up shop inside Salem's historic Thomas Greiner Bank building. LiB's in Salem is not only a combination of Lindsay and Ben's names, but also for their children- **Lilly, Isabelle, Brodie and Simon**. Their goal in expanding into East Palestine is to create community through coffee and to be the "rising tide that raises all ships".

"My personal favorite coffee is the naturally processed Ethiopian coffee. It's a fruitier blend over traditional Brazilian flavors which have a nutty flavor. It's a great way to explore nontraditional coffee flavors". -Ben Ratner, Owner

fAMILY



The Ratner Family: Isabelle, Ben, Simon, Brodie, Lindsay and Lilly

PAST



BEFORE



NOW



The Train Depot Progress

Construction and improvements continue at the depot, making way for new business

The East Palestine train depot, **built in 1905**, is approximately 2,400 square feet and features a large open space accessible from both sides of the building- making it ideal for reuse as an open market.

The EPCIC and the Village are working in partnership with **Strollo Architects** on construction and renovation plans. The EPCIC has applied for a **CDBG Flex Grant** to partially fund the renovation and establish onsite utilities including electric, sewer, water and gas.

The interior design will reflect a refurbished industrial aesthetic, including epoxy and resin flooring, sealed and refinished original wooden walls, can lights with black fixtures, and exposed industrial trusses. Exterior updates will include matching railing on the north and south elevations to enhance the refreshed look.

With East Palestine's growing business attractions, potential for a pub establishment with a unique and modern atmosphere is being considered for the Train Depot's first tenant.



Did you know in the early 1900s, Leslie Park (which we now call City Park) wasn't just a picnic spot? It once featured a small community zoo with deer, monkeys, and exotic birds. The zoo eventually faded out mid-century, but it remains one of the village's most charming forgotten stories. This was a surprisingly large attraction for the village for its size.

Advancing Opportunity Through Collaboration with Unity Township

Strengthening regional growth through partnership: Exploring a Joint Economic Development District between Unity Township and East Palestine

Unity Township and East Palestine have long shared more than a boundary line; they share a community, a history, and a vision for the future. The location in Eastern Ohio places them at the center of a powerful regional triangle, with direct access to the **Pittsburgh, Cleveland, and Columbus** metro areas. With the right investments, the region is well positioned to capture new opportunities for residential, commercial, and industrial growth.

One of the most significant barriers to development along the **State Route 14 corridor** is the absence of municipal water and sanitary sewer service. Extending these utilities, along with essential services such as police protection and EMS, is a critical step toward unlocking new housing options, attracting business investment, and supporting long-term economic vitality. Developers, business owners, and state agencies consistently emphasize that reliable infrastructure is the foundation for impactful progress.

A **Joint Economic Development District (JEDD)** between Unity Township and the Village of East Palestine offers a practical and mutually beneficial path forward. Through a JEDD, both communities can share resources, coordinate planning, and participate in the economic benefits that come with new development. This collaborative tool has been successfully used across Ohio to spur growth in areas where traditional annexation is not the preferred option.

This initiative builds on the proactive work already underway in East Palestine. The Village continues to support investment through hands-on engagement with property owners, the promotion of the **Community Reinvestment Area (CRA) Tax Abatement Program**, which offers up to 100 percent property tax relief for 15 years on qualifying residential and commercial improvements. This includes the additional exploration of tools such as PACE Financing for energy-efficient upgrades.

By working together through a JEDD, Unity Township and East Palestine can create the infrastructure, confidence, and momentum needed to support sustainable development. This partnership represents a shared commitment to empowering a stronger community and building a more prosperous future for the region.

- **Will the JEDD cover all of Unity Township?**

No, the proposed JEDD is focused on the properties along the State Route 14 corridor and a few strategic areas bordering East Palestine. These areas consist of vacant, agricultural or commercial land.

- **Will property owners be forced to join the JEDD?**

No. While state law allows a JEDD to be formed with 51 percent property owner consent, East Palestine and Unity Township are committed to seeking 100 percent voluntary participation. Property owners will be petitioned, not compelled.

- **What discussions have taken place so far?**

The idea of a JEDD has been discussed between the Township and the Village for many years, with renewed focus over the past months. The structure and terms of a potential agreement have been reviewed in multiple open Unity Township meetings, and a draft is currently under legal review. Once finalized, it will be made publicly available prior to a formal public hearing.

- **How will residents be informed?**

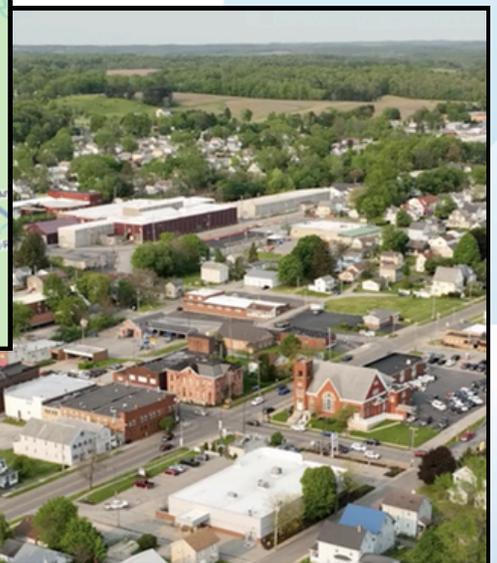
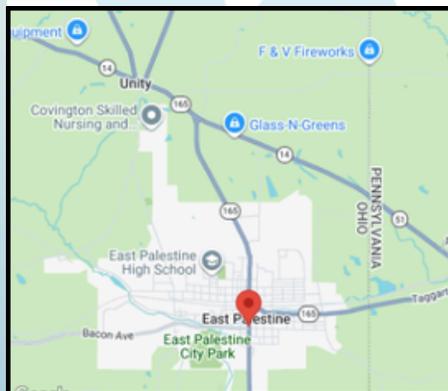
State law requires a public hearing with at least 30 days' notice. This notice will be advertised once both legal teams reach agreement on the proposed JEDD structure.

- **Have property owners already been contacted?**

Yes. As part of the process, commercial and agricultural property owners must provide consent to join the JEDD. Early conversations have taken place to explain the concept, answer questions, and gather feedback.

- **What services will be provided within the JEDD?**

For participating commercial and agricultural properties, the Village would provide police, fire, and EMS services. Water and sanitary sewer extensions would be developed as engineering and capacity allow- improvements are unlikely to occur without a JEDD. Neither the Village of East Palestine, or Unity Township will compel existing residents to connect. For commercial property owners, they would be required to join the JEDD.



The Chamber of Commerce

East Palestine is more than a place: It's people, effort, history, and heart

The East Palestine Chamber of Commerce has a mission to support those who give life to our community and to help strengthen the connection between businesses, community, and everyday life in our town. Believing that strong businesses do not just create jobs, they help create the moments that bring people together.

Many of the events we cherish- from the annual **Street Fair** and **Spring Fling** to the **Snowflake Festival** and new endeavors taking shape, exist because of the business community and their support of the Chamber, and because the residents choose to support those businesses in return. That relationship is what fuels activity, pride, and momentum in East Palestine.

Lenny Glavan, President of the East Palestine Chamber of Commerce, shares, *"This isn't about quick fixes or big promises. It's about showing up, building trust, and moving forward together- one business, one event, one relationship at a time. That's the work. That's the mission. That's what we are committed to."*



EPACT A Community Together

East Palestine Action Team

The East Palestine A Community Together (EPACT) is a collaborative group of residents, business owners, and community leaders who come together to identify needs, generate ideas, and help guide forward thinking projects in East Palestine. It serves as a grassroots **think tank**- listening to the community, prioritizing action, and working alongside the Village, the Chamber, and partner organizations to **turn ideas into real outcomes**. EPACT has been instrumental in shaping initiatives focused on revitalization, community engagement, and quality of life improvements.

They have four groups including Community Services, Education, Downtown Vibrancy and Housing, and **Friends of the Park**. Stay in-the-know with EPACT's think tank ideas via their Facebook page.

Want to get involved or learn more? Contact **Barb Herriott** at b.herriott@eastpalestine-oh.gov



Home Repair Fair

April 18th 10am-2pm at The Way Station

The Home Repair Fair is a community focused event designed to connect residents with trusted, licensed local contractors and tradespeople. The EPACT will be working with the Project EP Class, Builder Trades Class, and the EP Chamber of Commerce.

The fair will feature a wide range of trades and will also serve as an educational opportunity for residents to ask questions, understand project planning, and build confidence in home investment within our community. The goal is to bring knowledge and resources to our community to help them repair and improve their homes, as well as introduce vendors of our community.

This initiative reflects what East Palestine does best: neighbors helping neighbors, local businesses supporting local families, and a shared commitment to rebuilding stronger than before. **More information for the Home Repair Fair can be found on the EPACT Facebook page.**



 The Way Station



The Way Station: So much more than clothes

East Palestine and other locations' Way Stations offer more than what meets the eye

Many people think that The Way Station in our village is just a discounted clothing store, when in reality, it offers much more to help our community members and residents who need extra help getting back on their feet.

Founded in 1988, this faith-based non-profit serves anyone of any faith or lack thereof. **Chaney Nezbeth, CEO of The Way Station**, explains the true heart and mission behind The Way Station's goals,

Our mission is to be a resource to the people. Our vision is to help people where they are and help families get themselves out of poverty. Poverty is different for many people- it can be financial, emotional or spiritual.

For approximately the last two years, The Way Station has not had to purchase food, due to community members and local residents dropping off food for their neighbors in need. All three locations, **Columbiana, East Liverpool and East Palestine**, feature pantries for feminine products, and a Blessing Box- none of these locations differentiate individuals based off their income or require identification.

Not only offering feminine products, The Way Station offers bedding, household items, and clothing; this makes them a resource for the **Red Cross, Salvation Army**, and other agencies.

Families who have left everything behind due to domestic violence, those who are homeless, or kids who have aged out of foster care, are able to go to The Way Station and get clothing and household items. Household items may include- pots and pans, microwaves, towels, beds or bedding and may also leave with food, hygiene items and baby products if needed.

Continuing their helping hands, the Station has the ability to assist individuals with getting jobs and is **rated the best job training site in the county**. This success rate, **approximately 75 percent**, is a remarkable achievement of hire-on activity.

Stay up-to-date with The Way Station of East Palestine on Facebook.



Did you know there is an elephant buried off Taggart Street near the sharp bend leaving town? This elephant was a part of a circus held within the area and was buried in the 1960's. The Ferris Coal strip mine was the largest open area to bury the elephant, who passed away at 26 years old and was believed to have eaten "bad hay".

A Dive into Reality with Huntington Bank Reality Days

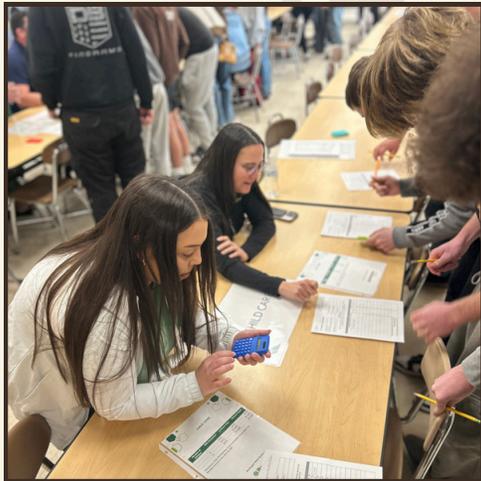
EP Students take a step into their future with a first look at their bank accounts thanks to Huntington Bank

Thanks to **Huntington Bank**, our East Palestine High School students were able to step into reality with this immersive event. This event challenged our Bulldogs to move beyond the classroom, and into the shoes of working adults. Students were tasked with navigating **real-life financial scenarios**, starting with a monthly income and a dream. They quickly learned that **"adulting"** has a heavy price tag.

Throughout the morning, the students worked through various stations to manage their budgets, while covering essentials such as housing and utilities, transportation, and the "life happens" factor: navigating the unexpected expenses that always seem to pop up.

By the end of the event, our students walked away with more than just numbers on a page; they learned understanding of financial responsibility and the discipline required balance life's costs.

The East Palestine High School extends a massive **thank you** to the team at Huntington Bank, *"Your investment of time and expertise is invaluable to our district. By sharing your financial wisdom, you are helping our Bulldogs prepare for a bright, balance, and prosperous future."*



Sponsor a Senior



Support the Class of 2026 by sponsoring a Senior to fund their Senior celebrations

As graduation approaches, it is time to celebrate the hard work and milestones of our EPHS seniors. They are looking for community members, families, and local businesses to help make their final year unforgettable.

The High School is collecting \$20 sponsorships to help fund the senior's most anticipated traditions such as the **Senior Boat Trip**, the **Class Picnic**, and other end-of-year celebrations. Contributions to the Class of 2026 ensures each senior can participate in these lifelong memories.

How to Sponsor:

Contributing is quick and easy. Sponsors are able to drop off donations in person to the East Palestine High School main office, or send it to school with a student.

Cost: \$20 per sponsorship

Payment: Cash or check (Payable to EP Schools, and please include Class of 2026 in the memo line)

Location: EPHS Main Office

Information and any questions about specific sponsorships can be forwarded to **Miss Dawson** via email ashlee.dawson@myepschools.org



Medical Research Center Grand Opening



On the third anniversary of the train derailment, **The East Palestine Way Station** opened a medical research center. Researchers and representatives from **NIH's National Institute of Environmental Health Sciences, the University of Kentucky, the University of Pittsburgh, and Yale University** participated in the event, alongside local, state, and federal leaders, community residents, and health care providers. After the grand opening, residents, researchers, and public health leaders led a community meeting to outline the research program, explain how residents can enroll in studies, and give community members a chance to ask questions and share their experiences directly with researchers.



*"It's not about looking backward," said **Misti Allison**, chair of the Community Advisor Board for the EP Train Derailment Research Program. "It's about protecting the people who live here now, those that were here when the train derailment happened and the generations who will grow up in East Palestine."*

East Palestine High School Drama Club Presents...

Music by **Alan Menken** Lyrics by **Howard Ashman and Gleen Slater** Book by **Doug Wright**

Based on the Hans Christian Andersen story and the Disney film produced by Howard Ashman & John Musker and written & directed by John Musker and Ron Clements
Originally Produced by Disney Theatrical Productions

Tickets
 Presale \$10
 At the Door \$12

Scan the QR code to purchase tickets.

Friday, March 20 | 7 p.m.
Saturday, March 21 | 7 p.m.
Sunday, March 22 | 2 p.m.

Disney's The Little Mermaid is presented through a special arrangement with Music Theatre International (MTI). All authorized performance materials are also supplied by MTI.
www.mtishows.com

Click here or above to be taken to the box office site for tickets



East Palestine Eagles #1506 Platinum Sponsor of the Brighten Our Future Campaign

The Eagles invites you to their public events, perfect for fun nights out with friends!



Annual Hee Haw Show

March 14th & 21st at 8pm



Human Slot Machine Night

March 28th at 7pm



Eagles' Kitchen

Mon, Tues, Thurs, Fri 4pm-8pm & Sunday Breakfast 8am-12pm



PRIDE. TRADITION. PROGRESS.

85 North Market Street
East Palestine, OH 44413



Stay Informed, Stay Connected:

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Register at [our village website](#) to be added to the email list in order to receive the newsletter without a break. Continue reading the articles to stay up to date on our local news, events, and plans that are shaping our village.



NEWS & UPDATES

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