



East Palestine Community Improvement Corporation (EPCIC)

June 18, 2024 10:00 A.M.

Minutes

1. Call to Order: Linda May, Dr. Jessica Rocco, Chris Page, and Tom Brittain. Mr. Povenski was absent.

Others Present: Mike Jacoby, Jeff Harris (Zoom), Jeff LeBeau (Zoom), Misti Martin, David Powers, Dan Sebrell, Bob & Tami Harris, Ron & Peggy Caratelli.

2. Minutes: The minutes from the May 28, 2024 meeting were approved on a motion by Dr. Rocco, seconded by Mr. Brittain. Passed unanimously.

3. Financial Report: President/Treasure Chris Page gave the finance report stating that Threshold CFO Eric Danielson found some free accounting software (Zoho) for the CIC. The CIC received \$275.00 in donations and that the initial insurance premium was paid which was \$2,283.00 which leaves a current balance of \$17,992.00 balance. The profit/loss is showing a loss of \$2,008.00 because of the way the original \$20,000.00 is classified with the intent that it should be paid back to the Village. Dr. Rocco made a motion to accept the financial report, seconded by Mr. Brittain. Passed unanimously.

4. Old Business:

A. Social media- The purpose of social media usage is to share updates/initiatives that promote community development as well as economic development in the Village. Prohibited content includes profane/obscene language, hate speech/discriminatory remarks, irrelevant/duplicative comments, spam, advertisements or promotional content not related to the CIC as well as no political use. Mr. Page made a motion to adopt the social media policy, the motion was seconded by Ms. May. Passed unanimously.

B. Opportunity Appalachian Agreement- Mr. Jacoby stated the CIC applied for funding from Opportunity Appalachia grant for the Train Depot which is funding from Federal Appalachian Regional Commission that goes to a group called Appalachian Community Capital. They are working across six states to find redevelopment projects that could bring in outside investment, they are paying for technical assistance in the early stages of the project. We were awarded funding; this funding does come directly to the entity; ACC will contract with other entities. In this case it will probably be architectural renderings/financial projections or a business plan. The details of the detail have not been worked out yet, NS will be turning over the structure of the depot but not the land itself. NS paid for exterior renovations however the interior has been unused for decades without any utilities. NS will also provide a \$100,000.00 grant to help with the interior and we will be looking for input as to what people want to see there. The board needs to formally accept the grant, there will be a \$5,000.00 match but that can be in kind work. They will also want an agreement that will provide for 1% of any financial investment (not a grant) to go back into a fund to be able to make further long-term investments. Dr. Rocco made a motion to accept the Opportunity Appalachian Grant award, the motion was seconded by Mr. Page. Passed unanimously.

C. Select Legal Counsel- The options for legal counsel currently are Bricker/Graydon and Village Law Director David Powers. In reference to the position for the CIC Mr. Powers stated he did not intend to charge any fees for services with the exception of out-of-pocket expenses where he would expect reimbursement. Dr. Rocco asked Mr. Powers about his plans for retirement, Powers stated right now he will finish out the year and one more year. Mr. Harris of Bricker/Graydon said they would work on an hourly basis at \$390.00 per hour with no retainer. Mr. Jacoby stated that he and Mr. Harris are currently paid under the village's economic development contract; future bills for legal counsel will go to the CIC. Ms. May asked if the CIC could utilize Bricker/Graydon for counsel should there be any gap in services if Mr. Powers chose to retire; Mr. Harris said yes. Mr. Brittain made a motion to appoint David Powers as legal counsel for the CIC, the motion was seconded by Ms. May. Passed unanimously. Res. 2024-07 appointing Powers as legal counsel was passed on a motion by Mr. Page, seconded by Mr. Brittain. Passed unanimously.

5. New Business:

A. WRL Update- Jeff LeBeau of WRL said they are looking into fundraisers for the CIC and they felt a good idea would be a golf outing. Extensive discussion followed as to details, feasibility, profitability and time frame for an event of this type. Another option would be to piggy back an event for the CIC off of an already existing event which could also help educate what the CIC is and does. Dr. Rocco and Mr. Brittain stated they would be willing to help organize a golf outing. Mr. LeBeau also stated they went over the new rewards program with the Chamber and they are hoping to see businesses signing up.

6. Executive Session: A motion to enter executive session to discuss relocation, location, expansion, improvement or preservation of a business opportunity per ORC 1724.11 B 1, inviting in Mr. Harris, Mr. Jacoby and Misti Martin was made by Mr. Page, seconded by Dr. Rocco. Passed unanimously. There would be no further business afterwards.

7. Return to Public Session: Dr. Rocco made a motion to return to regular session, seconded by Mr. Page. Passed unanimously. It was noted the next CIC meeting would be July 23 at 10:00 am

8. Adjourn: Mr. Page made a motion to adjourn the meeting, seconded by Dr. Rocco. All in favor. Meeting adjourned.

DR. JESSICA ROCCO-SECRETARY