

Village of East Palestine & Unity Township
Columbiana County, Ohio

May 7, 2026

Dear Property Owner / Business Owner,

We are reaching out to share an important economic development initiative currently being advanced by the Village of East Palestine and Unity Township—the proposed **East Palestine–Unity Township Joint Economic Development District (JEDD)**.

This effort is part of a long-term strategy to strengthen our local economy, support existing businesses, and attract new investment along the State Route 14 corridor. As outlined in the attached Economic Development Plan, this area has been identified as a key location for future commercial, industrial, and residential growth, particularly due to its accessibility and development potential.

What is a JEDD?

A JEDD is a cooperative agreement between a municipality and a township that allows for coordinated economic development. Through this partnership, we can extend critical infrastructure—such as water and sewer services—while creating opportunities for business growth, job creation, and increased property value. Further, the JEDD provides for dedicated Police, Fire, and EMS services within the included JEDD District Parcels, often required for medium-sized employers.

What does this mean for you?

- Participation in the JEDD is **completely voluntary**. We are proceeding under a **100% consent model**, meaning no property will be included without the owner's approval.
- If your property is included, you may gain access to expanded utilities, public safety services, and economic development programs designed to support growth.
- If your property is included, Employees or Businesses operating within the parcel would be subject to an income tax of 1.5% (Administered by RITA), which shall never exceed the income tax of East Palestine, Ohio
- The JEDD may also create opportunities for your property to reach its **highest and best** use through future development.
- Importantly, **this JEDD does not and cannot include Existing Residential Properties**, and it does not directly impact Township residents in their homes. If you are receiving this letter, you are a property owner of a commercial, agricultural, or undeveloped and vacant structure, identified as attractive for JEDD inclusion.

Why are we doing this?

Following recent economic challenges in and around our community, and given the tremendous opportunities at our doorstep, it is critical that we take proactive steps to build a more resilient and sustainable future. This initiative is designed to:

- Attract new businesses and employers
- Support expansion of existing companies
- Create jobs and increase economic activity
- Generate new infrastructure and long-term value for property owners and the community as a whole

Next Steps

We invite you to review the proposed JEDD Agreement and Economic Development Plan, which are available upon request and will also be posted on the Village of East Palestine's website.

If you are interested in learning more or discussing whether participation makes sense for your property, we encourage you to contact us to schedule a meeting. Over the coming weeks, we will be working with property owners to better understand interest levels and answer any questions.

While there is no immediate deadline, we would appreciate hearing from you by May 30, 2026 so we can thoughtfully plan next steps. **If you have already been briefed on the JEDD, and plan to consent to your property being included, please complete the following petition for Property Owner and/or Business Owner attached and return it to 85 North Market Street, East Palestine, Ohio 44413.**

Contact Information: To set up a meeting, ask questions, or for general inquiries, please contact below.

Unity Township, Ohio

unitytownshiptrustees@hotmail.com

East Palestine, Ohio

a.diazguy@eastpalestine-oh.gov

The JEDD Agreement between Unity Township and East Palestine can be viewed HERE <https://eastpalestine-oh.gov/east-palestine-news-and-alerts/>

This is an opportunity to work collaboratively to shape the future of our region. We are committed to transparency, flexibility, and ensuring that participation in the JEDD is beneficial for all involved.

We appreciate your time and consideration, and we look forward to speaking with you.

Sincerely,

Unity Township Trustees and the Village of East Palestine