

CITY OF NORTH CANTON, OHIO

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IN RE:)
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COMMUNITY IMPROVEMENT)
CORPORATION)
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Transcript of Proceedings taken before the
Community Improvement Corporation, taken by the
undersigned, Shannon Roberts, a Registered
Professional Reporter and Notary Public in and for the
State of Ohio, at the offices of North Canton City
Hall, 145 North Main Street, North Canton, Ohio, on
Monday, the 27th day of August, 2018, at 6:05 p.m.

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APPEARANCES:

- Catherine Farina, Coordinator
- Marcia Kiesling, Council at Large
- Patrick DeOrio, Director of Administration
- Laura Brown, Finance Director
- David Held, Mayor
- Jeff Peters, Member
- Jon Zepp, Member
- Jane Nicholson, Member
- Timothy McCort, Member

1 MAYOR HELD: All right. Thanks,
2 everybody, for being patient. We'll call to
3 order the meeting of the Community
4 Improvement Corporation, and the time is
5 6:05. It's 6:05, and the date here is August
6 27th. And this is actually the first meeting
7 held this year, the first organizational
8 meeting.

9 The next thing we have on the agenda is
10 the CIC appointments.

11 And Mr. DeOrio.

12 MR. DEORIO: Yeah. Yes, Mr. Mayor,
13 before you ask me to call the roll, I want to
14 reflect for the record that City Council has
15 made their appointment to the vacancy that
16 was created when Mr. David Roberts resigned
17 in 2016. That new appointment was Mr. Jon
18 Zepp.

19 And then also, Mr. Mayor, as you know,
20 there were two appointments to fill
21 vacancies, for your appointments. Mr. Peter
22 Volas and Ms. Christine Clevenger have
23 resigned, because they serve on other boards
24 for the City. And then you have appointed
25 Jane Nicholson and Tim McCort. And we have

1 the paperwork in file for all of these
2 transactions.

3 So if it's okay with you, I'll call roll.

4 MAYOR HELD: Yes, please do.

5 MR. DEORIO: Held.

6 MAYOR HELD: Here.

7 MR. DEORIO: Peters.

8 MR. PETERS: Here.

9 MR. DEORIO: Zepp.

10 MR. ZEPP: Here.

11 MR. DEORIO: Nicholson.

12 MS. NICHOLSON: Here.

13 MR. DEORIO: McCort.

14 MR. MCCORT: Here.

15 MR. DEORIO: Kiesling?

16 MS. KIESLING: Here.

17 MR. DEORIO: Brown.

18 MS. BROWN: Here.

19 MR. DEORIO: DeOrio is here. All
20 present.

21 MAYOR HELD: Perfect. Thank you. Okay.
22 The next item -- first off, I'd like to
23 welcome all of the new members. And we had a
24 chance to talk just before the meeting. I
25 think what is unique about the Community

1 Improvement Corporation is that the work that
2 was done when the Hoover Company left -- and
3 Marcia, we had -- how many members were there
4 then?

5 Jeff, you were also present on the
6 Community Improvement Corporation. So,
7 really, this helped revive the Hoover
8 District when the Hoover Company left. And
9 so the Community Improvement Corporation is
10 really a separate corporation that has more
11 privileges, as far as how we can conduct
12 business. So corporations are -- you know,
13 they can operate under a set of rules where
14 they don't have to fully disclose all of
15 their transactions.

16 So when we have a company that wants to
17 invest in the City of North Canton, if they
18 were dealing with City Council, I mean, and
19 the administration, then all of the
20 activities would have to be conducted out
21 here publicly. Their financial records would
22 have to be -- would be considered a public
23 record, which, of course, they don't want to
24 do.

25 So in order to respect the privacy of the

1 businesses that we are working with -- it's
2 not that we want to -- that we don't want to
3 disclose the activities to the City; it just
4 allows us to keep a balance between taking
5 government or income tax money that we
6 collect from the taxpayers, and when we are
7 using that as an incentive to attract new
8 businesses, we are able to do that -- able to
9 manage that process under this committee, the
10 Community Improvement Corporation.

11 So that's where all of you have been
12 selected to serve on the committee, because
13 of your business backgrounds and also your
14 understanding of North Canton and the
15 community. So we very much appreciate the
16 time that you are putting in on this.

17 And as all of you who have served on the
18 committee before, if there is a question that
19 you have, there is no stupid question.
20 Because, oftentimes, I'll find myself, after
21 being here since 2001, dating back to the
22 administrator, I'm thinking, what does it
23 mean. You'll hear different acronyms or
24 you'll hear different terms, and if you are
25 not familiar with it, just ask what that is.

1 Because, rest assured, if you have that
2 question, somebody else will have that same
3 question. So it's just, you know, best to
4 speak up and ask.

5 And, again, this committee is -- the
6 purpose of it is to make sure that we are
7 making the best decisions. So we want to
8 refine all of the proposals and everything
9 that we are doing. We want to make sure that
10 we are making the best decision possible for
11 the City.

12 Marcia, do you have any thoughts? You
13 have been doing this now since --

14 MS. KIESLING: The beginning of CIC.

15 MAYOR HELD: Yeah, since it started.

16 Marcia serves as a Council member. So Marcia
17 started as a Council member for the CIC and
18 has been on since it started in 2005. Right?

19 MS. KIESLING: Uh-huh. I was --

20 MAYOR HELD: And then --

21 MS. KIESLING: -- in office two years --

22 MAYOR HELD: And then, Patrick, you were
23 a part of the group that started when you
24 began serving on Council in 2005?

25 MR. DEORIO: No, I wasn't. I was the

1 Chamber's Chair at that time. And this is
2 limited to the Economic Development --

3 MAYOR HELD: So you were serving on
4 Council --

5 MR. DEORIO: Yes.

6 MAYOR HELD: -- when we --

7 MR. DEORIO: I was --

8 MAYOR HELD: -- started. That's right.

9 And then, Laura, I think you were with
10 the State Auditor's Office probably in some
11 capacity. Laura served at the State
12 Auditor's Office for a number of years.
13 That's where you got started in your career.

14 MS. BROWN: Yes.

15 MAYOR HELD: And then here in North
16 Canton.

17 And then, Jeff, you were on Council
18 during this time, too, at the -- the
19 Community Improvement Corporation, and you
20 began serving on it that way?

21 MR. PETERS: Yes.

22 MAYOR HELD: And then, Jon Zepp, you are
23 the Council appointee. Best pizza going,
24 right?

25 MR. ZEPP: That's right.

1 MAYOR HELD: And so -- and, really, we
2 have three appointees; Jon, who was actually
3 selected by the Council members.

4 And, Jeff, if you can --

5 MR. PETERS: Well, Jon, and he also
6 served as an appointee of mine for the
7 Charter Review Commission, which we -- every
8 ten years, we put together a board to review
9 our charter and to make recommendations to
10 Council, you know, for improvements, language
11 updates, that type of thing. And I think you
12 brought -- was it -- they brought six or
13 seven to us --

14 MS. KIESLING: Uh-huh.

15 MR. PETERS: -- and they were put to the
16 ballot, and every one of them passed. And he
17 was -- he was a great guy. It was a great
18 board. And we definitely appreciate your
19 service.

20 And, Jon, you know, as well as Jane and
21 Tim, we are very fortunate in this City to
22 have residents and business owners that are
23 willing to serve. And I want to welcome all
24 of you. And thank you.

25 And, Jon, you are a lifelong resident,

1 business owner. Would you like to expound on
2 that?

3 MAYOR HELD: Tell us about your business.

4 MR. ZEPP: Started Zepp's Pizza when I
5 was 23, in 1996; got married the same year.

6 MAYOR HELD: How many branches do you
7 have?

8 MR. ZEPP: Just the one. We had a second
9 one for a while. That was a lot of work.

10 MAYOR HELD: Yeah.

11 MR. ZEPP: So I live probably within ten
12 blocks of, you know, where I grew up in the
13 City, and, you know, definitely wanted to
14 raise my kids in the City. They all go to
15 the school. And it's a great City.

16 MAYOR HELD: How many children do you
17 have?

18 MR. ZEPP: Three. I have a senior, my
19 daughter. And I have a freshman, my son.
20 And then my youngest is in middle school.

21 MAYOR HELD: Oh, okay. So you go to the
22 high school and middle school?

23 MR. ZEPP: Yes. Good stuff.

24 MAYOR HELD: Are they working at the
25 pizza place?

1 MR. ZEPP: Yeah, my daughter, she -- she
2 has a central role at the pizza shop. And my
3 other son is trying to get in there and wants
4 to make some money.

5 MAYOR HELD: That's excellent. We are
6 glad you are on the committee.

7 MR. ZEPP: Thanks.

8 MAYOR HELD: And, Jane, business is going
9 well with the insurance, right?

10 MS. NICHOLSON: Yes. Absolutely.

11 MAYOR HELD: You can always use more
12 business, right?

13 MS. NICHOLSON: Well, yes. Yes. I have
14 been with the agency since '95, and my
15 original office was up on Main Street. And
16 then I purchased that in June 2004, and have
17 been there since, and I love the location.

18 And I live just down the street on
19 Cordelia. So I have been there since '88. I
20 have been a member of the community and
21 supporter of the community, because I do
22 think this is a great old town, and it's got
23 its own niche, and it's all good.

24 MAYOR HELD: Yeah, we are glad you are on
25 Board.

1 MS. NICHOLSON: Thank you.

2 MAYOR HELD: And Tim?

3 MR. MCCORT: My family moved here when I
4 was in fourth grade, and I went to Hoover
5 High School. Three daughters graduated from
6 Hoover. I went through the electrical
7 apprenticeship for a shop, four years, and
8 work slowed down. I ended up with
9 Hilscher-Clarke for a little while.

10 And I started -- went back to school and
11 started teaching, and then ended up being the
12 director of a trust fund, which means placing
13 electricians in several counties. So I did
14 that the last 12 years, working with both the
15 business side and the labor side. And then I
16 was aware of trust fund dos and don'ts with
17 the Department of Labor and things like that,
18 so hopefully some of that experience will
19 keep us defensible.

20 MAYOR HELD: Because that's nonprofit,
21 right?

22 MR. MCCORT: Correct, 501(c)(3).

23 MAYOR HELD: So you had companies like
24 Hilscher-Clarke and all the different local
25 electrical companies, you made sure there is

1 a steady supply of trained individuals coming
2 out of high school?

3 MR. MCCORT: Right. So we recruited --
4 my job was to recruit and hire teachers, set
5 curriculum, the whole -- in a small-type
6 apprenticeship program, one guy does a lot.
7 But I also advised the trustees. Every day,
8 we school them on the dos and don'ts on the
9 Department of Labor and trust funds in
10 general, and making sure the money is spent
11 for the participants, is basically what we
12 do.

13 MAYOR HELD: And that's audited by the
14 State, too, isn't it, Laura?

15 MS. BROWN: It may be. I'm not sure.

16 MAYOR HELD: Attorney General plays a
17 role in that. So we are glad to have you all
18 here. And so we don't have much on the
19 agenda, but it's -- still, the organizational
20 meeting is important to have.

21 So the next thing I have on the agenda is
22 approval of the meeting minutes from
23 September 18, 2017. And we know that, you
24 know, some of you were not here, but we still
25 want to make sure --

1 MR. DEORIO: Mr. Mayor, we might ask a
2 member of the audience, Law Director Fox, a
3 question. We do believe that presently there
4 are four members here that could vote on this
5 motion that we are making to approve the
6 minutes.

7 MR. FOX: Right.

8 MR. DEORIO: We believe at the last
9 meeting that although there was a majority
10 then, at that time, Vice-President Peters was
11 not there. So of the members that are here
12 tonight that could vote would be the Mayor,
13 Finance Director, Member Kiesling. And
14 although I wasn't a member of the Board, I
15 was in attendance in the audience and spoke
16 at the meeting. So I can attest to the
17 meeting. But that would get us to four.

18 MR. FOX: I think that would be fine.

19 MAYOR HELD: We don't have much of a
20 choice.

21 MR. FOX: You were here and you can
22 attest that what's on the written page was,
23 you know, reasonably accurate to what
24 occurred during that meeting, and --

25 MR. DEORIO: Very good. Thank you.

1 MAYOR HELD: That's what we need. Thank
2 you for bringing that point up.

3 And so with that, I will ask for a motion
4 to approve the meeting minutes from September
5 18, 2017, the last Community Improvement
6 Corporation meeting.

7 MS. KIESLING: I make that motion.

8 MAYOR HELD: We have a motion by Member
9 Kiesling.

10 MR. DEORIO: Second.

11 MAYOR HELD: Seconded by Member DeOrio.
12 Any discussion? Any changes, amendments to
13 the minutes?

14 (No response.)

15 MAYOR HELD: Okay. There are none. And
16 so all those who -- all those in favor, say
17 "aye" for approval.

18 MR. DEORIO: Aye.

19 MS. BROWN: Aye.

20 MR. HELD: Aye.

21 MS. KIESLING: Aye.

22 MAYOR HELD: Those against?

23 (No response.)

24 MAYOR HELD: Okay. The motion passes
25 unanimately.

1 MR. PETERS: Member Peters will abstain.

2 MAYOR HELD: Member Jeff Peters is
3 abstaining from the approval of the meeting
4 minutes.

5 MR. DEORIO: And also --

6 MR. ZEPP: And also myself, Member Zepp.

7 MAYOR HELD: Okay. We'll have to do
8 unanimous analysis --

9 THE REPORTER: I'm sorry. Say that
10 again.

11 MS. NICHOLSON: I abstain. I'm going to
12 abstain.

13 MAYOR HELD: So we'll have Zepp that will
14 abstain and Nicholson will abstain and McCort
15 will abstain and Peters will abstain.

16 And then the next thing we have is
17 nomination for Board of Trustees.

18 Patrick, do you want to explain?

19 MR. DEORIO: Yes. Pursuant to the rules
20 of the North Canton Community Improvement
21 Corporation, the members of the corporation,
22 which would be the eight of us who are here
23 at the organizational meeting, nominate five
24 individuals who will serve on the Board of
25 Trustees. Subsequent to this meeting, then

1 that -- those five individuals that were
2 nominated and chosen here will get together
3 and organize as to who will be the president,
4 vice-president, secretary, treasurer of that
5 body.

6 So tonight, we are not looking for
7 motions to be used to cover president,
8 vice-president, secretary, treasurer. We are
9 just looking for a motion to nominate five
10 individuals to serve on that Board of
11 Trustees. Our bylaws require there be five.
12 And, traditionally, those five have been the
13 Mayor, the President of Council, the Finance
14 Director, the Administrator, and the Chair of
15 the Economic Development Committee.

16 MAYOR HELD: Uh-huh. And the reason
17 that -- our new members might be wondering,
18 why is it set up that way or why has it
19 historically been that. It's because, of
20 course, we are taking tax money from the
21 income tax fund or from the general fund and
22 we are appropriating it to the Community
23 Improvement Corporation. So we want to make
24 sure that we are represented with members of
25 Council, then also the finance department and

1 the administration. So that's just
2 historically how the process has been. Okay?

3 MS. KIESLING: I'd like to make a motion.

4 MAYOR HELD: We have a motion.

5 MS. KIESLING: Set the Board of Trustees
6 as David Held, Mayor, Jeff Peters as
7 President of Council, Marcia Kiesling as
8 president -- or Chairman of the Economic
9 Development, Pat DeOrio as Administrator, and
10 Laura Brown as Finance Director.

11 MAYOR HELD: So we have a nomination to
12 elect the five members of Council -- five
13 members of the Community Improvement
14 Corporation by Member Kiesling. Do we have a
15 second?

16 MS. BROWN: I'll second.

17 MAYOR HELD: We have a second by our
18 Finance Director, Laura. And do we have any
19 discussion or questions?

20 (No response.)

21 MAYOR HELD: Okay. Having none, all
22 those in favor of the motion, say "aye."

23 MS. KIESLING: Aye.

24 MR. DEORIO: Aye.

25 MS. BROWN: Aye.

1 MR. HELD: Aye.

2 MR. PETERS: Aye.

3 MR. ZEPP: Aye.

4 MS. NICHOLSON: Aye.

5 MR. MCCORT: Aye.

6 MAYOR HELD: All those against?

7 (No response.)

8 MAYOR HELD: That's everybody. Everybody
9 is included on that.

10 Now what we'll have to do is -- go ahead,
11 Patrick.

12 MR. DEORIO: At this time, we should set
13 a meeting date for our next organizational
14 meeting. As you have indicated to me, you
15 want us to be back on track, and so we
16 thought it would be appropriate at this time
17 to get out our calendars and pencil in,
18 perhaps the third of January --

19 MR. HELD: The second or third.

20 MR. DEORIO: Or the second, whatever you
21 want to do, a Monday in January, to set this
22 next organizational meeting. Because the
23 terms of office for this Board run by a
24 calendar year, so they all expire December
25 31st, 2018. So we need to renew them.

1 MAYOR HELD: Okay. And we would like all
2 of you to come back, too. Just advance
3 warning to all of you. So, normally, what we
4 would do is if you look in the bylaws, and,
5 you know, if we want to be more consistent
6 with this, is we would have an organizational
7 meeting at the beginning of January. And
8 that's important. Because how much -- to our
9 Finance Director, how much money do we
10 have --

11 MS. BROWN: \$980,000.

12 MAYOR HELD: Yeah, so we have \$980,000 of
13 money that has been appropriated. And,
14 historically, it has been -- the original
15 appropriation was a million dollars --

16 MS. BROWN: It was \$1,500,000.

17 MAYOR HELD: \$1,500,000. Okay. So every
18 year, we appropriate -- what was the total
19 amount -- \$100,000, for 15 years. And that
20 was a time -- I'll just give you a little bit
21 of history. Originally, we were going to put
22 \$1,000,000 or \$1,500,000 into that fund. But
23 there were some concerns that there would be
24 a little bit too much all at once. So then
25 it was determined by Council to make sure

1 that we were keeping a steady stream of
2 funding into that.

3 And so we made some really, really good
4 decisions. Actually, all the decisions we
5 have made for the Community Improvement
6 Corporation have paid off. All the
7 investments, right, they have all been
8 returned. The biggest one we have is Myers
9 Controlled Power was \$400,000 for the Gantry
10 crane, and that company has grown
11 tremendously. And that money was paid back
12 the first three years.

13 Then we also had the expansion for the
14 parking lot which was just behind the bridal
15 shop. So they have a lower level section.
16 And we had invested money in a parking lot
17 that we had purchased and paved. And we
18 still have that under our ownership. Right?
19 And what's important about that is we didn't
20 just build a parking lot and then give it to
21 the property owner. So the City has -- the
22 Corporation has some control over that. And
23 so that has been a great success.

24 We had developmental disabilities that
25 was in there. And then we also did the

1 engineering department, where we had sold
2 that building through the Community
3 Improvement Corporation. So we have -- all
4 of the successes -- all of the projects we
5 had have been a great success so far.

6 And -- but what I'd like to do is
7 schedule -- we are looking at the third
8 Monday in January.

9 MR. DEORIO: Mr. Mayor, the third Monday
10 in January would be Martin Luther King day.

11 MAYOR HELD: That would not be a good
12 day, because we are not open that day.

13 MR. DEORIO: The 14th.

14 MAYOR HELD: So that would be Monday the
15 14th, right?

16 MR. DEORIO: Uh-huh. 6:00 p.m.

17 MAYOR HELD: Monday, January 14th, at
18 6:00 p.m. will be the next organizational
19 meeting for the Community Improvement
20 Corporation.

21 And if I can have a motion to approve
22 that date.

23 MR. DEORIO: I would move that we
24 establish Monday, January 14th, 6:00 p.m., in
25 Council chambers, to be the next meeting date

1 of the -- organizational meeting of the North
2 Canton CIC.

3 MAYOR HELD: And that will be 6:00 p.m.,
4 right?

5 MR. DEORIO: Yes.

6 MAYOR HELD: And do we have a second?

7 MS. NICHOLSON: Second.

8 MAYOR HELD: We have a second by Jane.
9 And any discussion or any other
10 recommendations?

11 (No response.)

12 MAYOR HELD: Okay. All those in favor,
13 say "aye."

14 MS. KIESLING: Aye.

15 MR. DEORIO: Aye.

16 MS. BROWN: Aye.

17 MR. HELD: Aye.

18 MR. PETERS: Aye.

19 MR. ZEPP: Aye.

20 MS. NICHOLSON: Aye.

21 MR. MCCORT: Aye.

22 MAYOR HELD: All those against?

23 (No response.)

24 MAYOR HELD: Motion carries unanimously.

25 Now, that's probably not going to be the

1 next time that we meet. So we can have
2 members call another meeting --

3 MR. DEORIO: Yes.

4 MAYOR HELD: -- if we need, right?

5 MR. DEORIO: Yes, Mr. Mayor. I covered
6 individually with the new members that they
7 should probably expect contact from us in the
8 next few weeks, as we do have some items to
9 be brought before the Board for discussion.

10 THE REPORTER: I'm sorry. I --

11 MR. DEORIO: So we will be meeting again
12 before January.

13 MAYOR HELD: And so usually what we'll do
14 is, historically -- in this case, Patrick
15 DeOrio will be the point person for all the
16 members. So if there is a particular item
17 that we'll be looking at on the agenda, all
18 the background information you need in order
19 to get an idea of what is taking place, we'll
20 make sure that we get that to you. We'll
21 also make sure Patrick is available to
22 explain to you what is happening.

23 What we found, historically, if you have
24 one point person, then you make sure
25 everybody is getting the same information,

1 and it's not Patrick's version or Marcia's
2 version or Jeff's version. So we try to be
3 consistent with it. If there are any
4 questions or issues, you know, Patrick is
5 available. Certainly, all of us are
6 available. But Patrick will be the point
7 person for the purpose of the CIC.

8 Okay. And do we have any other items to
9 cover?

10 MR. DEORIO: No.

11 MAYOR HELD: Okay. So with that said, I
12 want to thank all of you for coming here
13 today.

14 And I will ask for a motion to adjourn.

15 MS. BROWN: Motion to adjourn.

16 MAYOR HELD: We have a motion.

17 MS. KIESLING: Second.

18 MAYOR HELD: A second. All those in
19 favor, say "aye."

20 MS. KIESLING: Aye.

21 MR. DEORIO: Aye.

22 MS. BROWN: Aye.

23 MAYOR HELD: Aye.

24 MR. PETERS: Aye.

25 MR. ZEPP: Aye.

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MS. NICHOLSON: Aye.

MR. MCCORT: Aye.

MAYOR HELD: Thank you for coming.

- - - - -

(This proceeding concluded at 6:26 p.m.)

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