

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
JANUARY 28, 2022, MEETING

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Transcript of Proceedings of the North Canton
Community Improvement Corporation, at North Canton City
Hall, 145 North Main Street, North Canton, Ohio, on
Friday, January 28, 2022, at 9:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Jina E. Alaback, Treasurer
- Wayne A. Boyer, Nonvoting Member
- Daryl Revoldt, Member
- Matthew Stroia, Member
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Kelly Hart, Administrative Specialist
- Bryce Zuppe, Finance Department Intern

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1 MR. WILDER: Okay. This is Mayor Steve
2 Wilder calling the -- President Wilder calling the
3 Community Improvement Corporation of the City of
4 North Canton holding our regular meeting on Friday,
5 January 28, 2022, at 9 a.m. here at city hall.

6 I'll make a roll call. Roll call. Steve
7 Wilder is here.

8 Patrick DeOrio.

9 MR. DEORIO: Here.

10 MR. WILDER: Jina Alaback.

11 MS. ALABACK: Here.

12 MR. WILDER: Wayne Boyer.

13 MR. BOYER: Here.

14 MR. WILDER: Matthew Stroia.

15 MR. STROIA: Here.

16 MR. WILDER: Daryl Revoldt.

17 MR. REVOLDT: Here.

18 MR. WILDER: Ryan Grossschmidt.

19 MR. GROSSCHMIDT: Here.

20 MR. WILDER: Timothy McCort.

21 MR. MCCORT: Here.

22 MR. WILDER: And Jon Zepp.

23 MR. ZEPP: Here.

24 MR. WILDER: All present. Very good.

25 And also joining us today is Bryce Zuppe.

1 Would you spell your last name.

2 MR. ZUPPE: Z-U-P-P-E.

3 MR. WILDER: Z-U-P-P-E. And you are
4 interning at the -- with our director of finance.

5 MR. ZUPPE: Yes. With the finance
6 department.

7 MR. WILDER: Very fine.

8 The third item is the approval of the
9 minutes. We have approval for January 11, 2022,
10 minutes. And 3B is approval of January 11, 2022,
11 minutes from the board of trustees. May I have a
12 motion to accept those minutes as presented to you.

13 MR. DEORIO: So moved.

14 MR. WILDER: So moved by Mr. DeOrio. May I
15 have a second.

16 MR. REVOLDT: Second by Revoldt.

17 MR. WILDER: Second by Revoldt. Any
18 discussion on that? On those minutes. Any
19 amendments? Very well. Call for vote. All in
20 favor, say "aye."

21 ("Aye" in unison.)

22 MR. WILDER: Opposed, "nay." And the ayes
23 will carry it.

24 The third item -- or excuse me. The fourth
25 item, we want to talk about new business. I'll open

1 this up to the floor. It's for the address at 1447
2 North Main Street. Can we have an update on that,
3 Mr. DeOrio.

4 MR. DEORIO: Yes. This is DeOrio.

5 And what we have before you today that we're
6 going to pass around is a resolution. The city
7 council, Monday, is transferring the Kmart
8 properties, the residual properties that are already
9 not in the CIC's name, to the CIC and we need a
10 resolution signed to accept that. So we have that
11 here, and I'm going to start that around the table.
12 Should we have some discussion about it, we need to
13 do this in order to be able to sell the property.

14 So according to the Ohio Revised Code, a
15 municipality has a limited number of ways to dispose
16 of property. One is through a public auction. The
17 other is through comprehensive urban plan development
18 proposals or through transferring property to the
19 community improvement corporation. So that's what we
20 have opted to do here at city council and time is at
21 the end because we are working our way towards
22 closure on these transactions.

23 MR. REVOLDT: Revoldt.

24 And this particular parcel, for those of you
25 who may not be familiar with the parcel number, R --

1 MR. DEORIO: This is the Seritage parcel,
2 which is the Kmart building and parking lot. And
3 Burger King. That's one. The other is the parcel to
4 the west of the wooded area. The wooded area is
5 already in the CIC's name, but the parcel west of the
6 wooded area is owned by JRK Holding Company, 6 acres
7 of residential property, at least that's how it used
8 to be zoned. And that's the other parcel we need to
9 transfer.

10 MR. WILDER: Very well. So are we looking
11 for a motion to accept the resolution as presented to
12 accept those two properties in the name of the
13 community improvement corporation? That motion is on
14 the floor. May I have a second.

15 MR. REVOLDT: Revoldt will move.

16 MR. WILDER: I'll make the motion.

17 MR. REVOLDT: Revoldt will second the motion.

18 MR. WILDER: We need a roll call on this for
19 approval.

20 Wilder, aye.

21 Patrick DeOrio.

22 MR. DEORIO: Yes.

23 MR. WILDER: Jina Alaback.

24 MS. ALABACK: Yes.

25 MR. WILDER: Wayne Boyer.

1 MR. BOYER: Yes.

2 MR. WILDER: Matthew Stroia.

3 MR. STROIA: Yes.

4 MR. WILDER: Daryl Revoldt.

5 MR. REVOLDT: Yes.

6 MR. WILDER: Ryan Grossschmidt.

7 MR. GROSSCHMIDT: Yes.

8 MR. WILDER: Timothy McCort.

9 MR. MCCORT: Yes.

10 MR. WILDER: And Jon Zepp.

11 MR. ZEPP: Yes.

12 MR. WILDER: Yeses are in. Any opposed?

13 Motion carries with a vote of yes.

14 MR. DEORIO: And if I might add, make a
15 motion to amend the agenda to include 4D.

16 MR. WILDER: 4D is 430 North Main Street.

17 MR. DEORIO: I'm going to amend the agenda to
18 add 4D.

19 MR. WILDER: Oh, excuse me.

20 MR. DEORIO: Which would be 6631 Wise Avenue.

21 MR. WILDER: 6631. Okay. You have moved?

22 MR. DEORIO: Yes. I move.

23 MR. REVOLDT: Revoldt will second that
24 motion.

25 MR. WILDER: Roll call. All in favor, say

1 "aye."

2 ("Aye" in unison.)

3 MR. WILDER: Opposed? The agenda has been
4 amended to add 4D. 1631.

5 MR. DEORIO: With the chair's indulgence I'd
6 to rearrange the order of what we're talking about,
7 save the meatier part for the last, but so we will do
8 6631, I'd like to move to 4D.

9 The board already approved the acquisition of
10 property at 6631 Wise Avenue at a previous meeting.
11 We intend to close on that property on Monday. And
12 as part of the requirement from our lending
13 institution, they need the resolution from us that we
14 are -- that this has been an approved transaction.
15 So simply the minutes will suffice. And from this,
16 down the road I think we're going to try to be a
17 little bit more organized and have that resolution at
18 the time that we discuss things so that we can
19 incorporate it right then while it's all fresh. So
20 that has been prepared by legal counsel. If you
21 would like to pass it around and get signatures on
22 that for the closing on Monday.

23 MR. WILDER: Does that take a motion to
24 accept that?

25 MR. DEORIO: Well, I think we've already --

1 MR. WILDER: I thought we already approved
2 this.

3 MR. DEORIO: This just is the formality. I
4 don't want to talk about it, that's why I had that
5 amended.

6 MR. WILDER: Yeah. Very well.

7 MR. DEORIO: And if the chair would like to
8 do 4C right now, we'll save 4B for the end.

9 MR. WILDER: Very good. This is Mayor
10 Wilder.

11 Tullius Design Architect added something to
12 help us have another visual for the work on the
13 master plan for 2021. And I'm going to share the
14 drawings with you that he showed for the potential of
15 a future development. One would be possibly what
16 would happen with the fire department should
17 something, you know, in the future be redeveloped
18 there. And so the chair from the master plan,
19 Mr. Strominger, had reached out to Dan Tullius to
20 provide a rendering for us. And in its all fairness,
21 I'd like the CIC to be a part of the master plan and,
22 on this, be willing to pay for the invoice for his
23 renderings that he provided for us.

24 So those pictures are going around for you to
25 take a look at just an idea of what that could --

1 what it could potentially look like there for the
2 fire department area. Do we have the invoice? We
3 have an invoice submitted by Tullius Art & Design for
4 a full-color marked rendering for the North Canton
5 master plan in the amount of \$1,920. I would put a
6 motion on the floor to -- for the CIC to compensate
7 the Tullius Art & Design in the amount of \$1,920. I
8 have -- a motion is out there. May I have a second.

9 MR. MCCORT: Second. McCort.

10 MR. WILDER: Any other -- and second by
11 McCort. Any discussion or explanation from me that
12 you would like on this? Very well. Then we'll call
13 for a roll call vote.

14 Steve Wilder, yes.

15 Patrick DeOrio.

16 MR. DEORIO: Yes..

17 MR. WILDER: Jina Alaback.

18 MS. ALABACK: Yes.

19 MR. WILDER: Wayne Boyer.

20 MR. BOYER: Yes.

21 MR. WILDER: Matthew Stroia.

22 MR. STROIA: Yes.

23 MR. WILDER: Daryl Revoldt.

24 MR. REVOLDT: Yes.

25 MR. WILDER: Ryan Grosschmidt.

1 MR. GROSSCHMIDT: Yes.

2 MR. WILDER: Timothy McCort.

3 MR. MCCORT: Yes.

4 MR. WILDER: And Jon Zepp.

5 MR. ZEPP: Yes.

6 MR. WILDER: Any opposed? The motion carries
7 to pay Tullius Art & Design for the full-color
8 renderings of the North Canton master plan \$1,920.
9 Motion carries. Thank you.

10 Let's go back to the agenda for 4B.

11 MR. DEORIO: Okay. So this is DeOrio.

12 430 North Main Street. You may recall this
13 is the first property that the CIC bought just down
14 the street here. It used to be Flickinger Interiors.
15 We acquired that with the help of the Stark
16 Development Board, and shortly thereafter, through
17 some great work by Mr. Zepp in referring leads to the
18 city, one of those leads is currently the occupant of
19 the building now. So that's Right At Home; Steve
20 Nowak is the owner. He and his wife run a business
21 that's in the healthcare industry and they provide
22 nonmedical care to shut-ins that need assistance.

23 So he moved here from the city of Canton. He
24 was displaced by the Hall of Fame Village project and
25 found this to be something that he liked but loves

1 North Canton and the location and loved the building
2 and so they moved in in 2019, but they had entered
3 into a land contract purchase agreement with the CIC.
4 Always paid his payment on time and all the utilities
5 and has taken care of the property.

6 So Mr. Nowak has contacted us and said that,
7 as a result of COVID, he's finding it very difficult
8 to continue in the business. So these -- he
9 approached us before the first of the year to talk
10 about what an exit strategy would look like. And
11 that resulted then in a meeting just a week ago where
12 he said it's -- the COVID in the healthcare industry
13 is just racking the ability to find employees; that
14 people are just burned out. Don't want to be dealing
15 with it anymore. And because his is an at-home
16 environment business, he can't just hire somebody
17 that works at McDonald's. People have to pass credit
18 checks and background checks and all kind of things.
19 So he has decided that he is just going to close the
20 doors on that.

21 So in talking with legal counsel, we reviewed
22 some options with him. So first was a threshold of
23 do you have an equity interest in the property or
24 not. So in the land contract world -- and Wayne can
25 always interject at any time -- if he's above a

1 20 percent equity in the property, which would
2 include his initial down payment and then the
3 mortgage payments that he's made since then, in
4 January he crossed that threshold. He's above
5 20 percent. So having an equity interest in the
6 property then means that, should we dispose of the
7 property, sell it, he would be entitled to that exact
8 percentage equity that he has in the net proceeds
9 from the sale. So if we don't sell the property,
10 he's indicated that he would like to have some type
11 of arrangement where he could exit the property with
12 some type of settlement. In other words, I buy back
13 his -- buy out his 20 percent, or 21 percent
14 interest, or whatever it is at that time.

15 So I'm looking for some direction to proceed
16 at this stage. I think we've explained to him what
17 the options are as a matter of what our board wants
18 to do. So from a standpoint of putting the property
19 up for sale, I mean, he has a realtor that has an
20 idea of what he should list for and we have an idea
21 of what the realtor would say in an opinion, and in
22 order to make sure that goes smoothly and fairly and
23 in order to try to avoid litigation, I've ordered an
24 appraisal for the property so that we have that; that
25 he doesn't feel that we're trying to lowball him and

1 list it for something in which he gets a lower
2 payout. So we've at least got those things moving,
3 it's just a matter what we want to do.

4 Our realtor has been working the property
5 with a number of parties that are interested in
6 acquiring the property, and then I was approached by
7 a third-party realtor that wants to take a client
8 through it if it's available. So what -- I guess
9 that's a good place to throw it out for discussion.

10 MR. REVOLDT: Patrick, what's his equity
11 share value?

12 MS. ALABACK: 20. He's right at 20 percent.

13 MR. DEORIO: 20 percent.

14 MS. ALABACK: He will make his February
15 payment.

16 MR. REVOLDT: What amount is that?

17 MS. ALABACK: Well, the beginning price was
18 200,000. So he's at \$40,077 right now.

19 MR. DEORIO: And he has made some
20 improvements to the property, and he's given us some
21 invoices for the two substantial improvements that he
22 made. There was a new HVAC system that had to be put
23 in and a -- he had the first floor wired for
24 telecommunications because it didn't have any before.
25 So all in all, we believe that was close to \$10,000

1 that he's put into it. Tim.

2 MR. MCCORT: He's at 20 percent of the old
3 appraisal or the new appraisal?

4 MR. DEORIO: He's at 20 percent of the
5 purchase price, which is what the contract
6 stipulates.

7 MR. MCCORT: And how long of a lead until he
8 quits paying? How long does he have?

9 MR. DEORIO: So, if we -- if we don't sell
10 the property, he doesn't get any. And I think if we
11 were to lease the property, I'm not sure, Jina, if he
12 gets a portion of the lease proceeds or he just has
13 to wait.

14 MR. BOYER: He would not get a -- this is
15 Boyer.

16 He would not get a portion of the lease
17 proceeds. Really, in essence, what happens here is
18 his interest is attached as he reached that
19 20 percent threshold. So any future sale of the
20 property we would have to address that interest, but
21 any sort of lease, we're still the technical owner of
22 the property, we would receive all those proceeds.

23 MR. MCCORT: This is McCort.

24 With the master plan being so close, would it
25 be better to -- for the CIC to maintain that

1 property?

2 MR. DEORIO: To keep it, you mean?

3 MR. MCCORT: And have control of that spot in
4 case development was needed.

5 MR. REVOLDT: Rolling into this for 200
6 grand, we've got 40. The question is, is it better
7 that we control it as things begin to unfold or do we
8 just want to kick it away and hope that we get
9 something positive?

10 MS. ALABACK: Are the interested parties ones
11 that we would be interested in working with now or in
12 the future with the master plan?

13 MR. DEORIO: Well, to get into those
14 specifics, I would like to make a motion that we move
15 into an executive session as to specific real estate
16 transactions, and if that motion passed then we would
17 instruct the -- our administrative assistant to pause
18 the recording.

19 MR. REVOLDT: There's been a motion. I'll
20 second that we move into executive session for the
21 discussion of uses of the property.

22 MR. WILDER: Roll call on that?

23 MR. REVOLDT: Yeah, you need a roll call.

24 MR. WILDER: A motion is on the floor to move
25 into executive session.

1 Wilder, yes.
2 DeOrio.
3 MR. DEORIO: Yes.
4 MR. WILDER: Alaback.
5 MS. ALABACK: Yes.
6 MR. WILDER: Boyer.
7 MR. BOYER: Yes.
8 MR. WILDER: Stroia.
9 MR. STROIA: Yes.
10 MR. WILDER: Revoldt.
11 MR. REVOLDT: Yes.
12 MR. WILDER: Grossschmidt.
13 MR. GROSSCHMIDT: Yes.
14 MR. WILDER: McCort.
15 MR. MCCORT: Yes.
16 MR. WILDER: And Zepp.
17 MR. ZEPP: Yes.
18 MR. WILDER: All in favor to move into
19 executive session. We're now in executive session.
20 (Community Improvement Corporation into
21 executive session.)
22 MR. WILDER: Very well. This is President
23 Wilder. We are now back from executive session and
24 from our discussion.
25 MR. DEORIO: The record should reflect that

1 there was no action taken in executive session.

2 MR. WILDER: Thank you, Mr. DeOrio.

3 So what business now do we have to go forward
4 on? Anything new?

5 MR. REVOLDT: Mr. President, this is Revoldt.
6 I am going to make a motion for the CIC to terminate
7 the lease with the current tenant of 430 --

8 MR. DEORIO: Yes. North Main.

9 MR. REVOLDT: -- North Main Street, and that
10 with the termination, negotiate a settlement of that
11 termination and retain -- the CIC retain ownership of
12 that site.

13 MR. DEORIO: Is it okay with you?

14 MR. BOYER: Yeah.

15 MR. DEORIO: Second.

16 MR. WILDER: Very well. The motion has been
17 seconded -- proposed; seconded by Mr. DeOrio. Any
18 further discussion on that? We'll call for a roll
19 call vote then.

20 Jon Zepp?

21 MR. ZEPP: Yes.

22 MR. WILDER: Timothy McCort.

23 MR. MCCORT: Yes.

24 MR. WILDER: Ryan Grossschmidt.

25 MR. GROSSCHMIDT: Yes.

1 MR. WILDER: Daryl Revoldt.

2 MR. REVOLDT: Yes.

3 MR. WILDER: Matthew Stroia.

4 MR. STROIA: Yes.

5 MR. WILDER: Wayne Boyer.

6 MR. BOYER: Yes.

7 MR. WILDER: Jina Alaback.

8 MS. ALABACK: Yes.

9 MR. WILDER: Patrick DeOrio.

10 MR. DEORIO: Yes.

11 MR. WILDER: Steve Wilder, yes. Motion
12 carries to -- for that motion.

13 Anything else on -- we don't have a new
14 business but I'll just throw it out there if there's
15 anything else for point of discussion. If not, I'll
16 call for a motion to adjourn.

17 MR. REVOLDT: Revoldt will move.

18 MR. DEORIO: DeOrio seconds.

19 MR. WILDER: All in favor, say "aye."

20 ("Aye" in unison.)

21 MR. WILDER: Opposed? Motion carries. We
22 stand adjourned. Thank you very much for your input
23 today.

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(End of recording.)

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Attest:

Stephan B. Wilder

Stephan B. Wilder, President
Community Improvement Corporation

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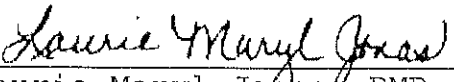
C E R T I F I C A T E

I, Laurie Maryl Jonas, a Registered Merit Reporter, do hereby certify that the recorded material was by me reduced to Stenotype, afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing transcript was prepared by me, to the best of my ability, via an audio recording; that I was not present to ascertain speaker identities, and some misidentified or non-identified speakers may appear in the transcript; that I was not present to clarify certain words, and some unintelligible or inaudible phrases may appear in the transcript.

I further certify that I am not a relative, employee of or attorney for any party or counsel, or otherwise financially interested in the event of this action.

I do further certify that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand at Canton, Ohio, this 9th day of February, 2022.



Laurie Maryl Jonas, RMR & Notary Public
My commission expires January 6, 2027.



A	<p>approached 10:19,20 15:14 12:9 14:6 approval 4:8,9 4:10 6:19 approved 8:9,14 9:1 Architect 9:11 area 6:4,4,6 10:2 arrangement 13:11 Art 10:3,7 11:7 ascertain 21:6 assistance 11:22 assistant 16:17 at-home 12:15 attached 15:18 Attest 20:5 attorney 21:9 auction 5:16 audio 21:5 available 14:8 Avenue 7:20 8:10 avoid 13:23 aye 4:20,21 6:20 8:1,2 19:19,20 eyes 4:22</p>	<p>10:19,20 15:14 15:15 17:6,7 18:14 19:5,6 Bryce 2:12 3:25 building 6:2 11:19 12:1 Burger 6:3 burned 12:14 business 4:25 11:20 12:8,16 18:3 19:14 buy 13:12,13</p>	<p>client 14:7 close 8:11 12:19 14:25 15:24 closing 8:22 closure 5:22 Code 5:14 commission 21:17 community 1:2 1:14 3:3 5:19 6:13 17:20 20:7 Company 6:6 compensate 10:6 comprehensive 5:17 Computer-Ai... 21:4 contacted 12:6 continue 12:8 contract 12:3,24 15:5 21:12 control 16:3,7 corporation 1:2 1:14 3:3 5:19 6:13 17:20 20:7 council 5:7,20 counsel 8:20 12:21 21:9 court 1:24 21:11 COVID 12:7,12 credit 12:17 crossed 13:4 current 18:7 currently 11:18</p>	<p>DeOrio 2:3 3:8,9 4:13,14 5:3,4,4 6:1,21,22 7:14 7:17,20,22 8:5 8:25 9:3,7 10:15,16 11:11 11:11 14:13,19 15:4,9 16:2,13 17:2,3,25 18:2 18:8,13,15,17 19:9,10,18,18 department 2:12 4:6 9:16 10:2 Design 9:11 10:3 10:7 11:7 development 5:17 9:15 11:16 16:4 difficult 12:7 direction 13:15 director 4:4 discuss 8:18 discussion 4:18 5:12 10:11 14:9 16:21 17:24 18:18 19:15 displaced 11:24 dispose 5:15 13:6 doors 12:20 drawings 9:14</p>
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