

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
FEBRUARY 10, 2022, MEETING

Transcript of Proceedings of the North Canton
Community Improvement Corporation, taken by me, the
undersigned, Laurie Maryl Jonas, a Registered Merit
Reporter and Notary Public in and for the State of Ohio,
at North Canton City Hall, 145 North Main Street, North
Canton, Ohio, on Tuesday, February 10, 2022, at 10:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Jina E. Alaback, Treasurer
- Matthew Stroia, Member
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Robert G. Graham, Engineering Services
- Kelly Hart, Administrative Specialist

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1 MR. WILDER: Good morning, everyone. This is
2 Steve Wilder, president for the Community Improvement
3 Corporation of the City of North Canton holding our
4 regular meeting for Thursday, February 10, 2022, here
5 at city hall, 10 a.m. So I call the meeting to
6 order.

7 Roll call. Steve Wilder is here.

8 Patrick DeOrio.

9 MR. DEORIO: Here.

10 MR. WILDER: Jina Alaback.

11 MS. ALABACK: Here.

12 MR. WILDER: Wayne Boyer. Not here.

13 Excused.

14 Daryl Revoldt is not here. Excused.

15 Matthew Stroia.

16 MR. STROIA: Here.

17 MR. WILDER: Jon Zepp.

18 MR. ZEPP: Here.

19 MR. WILDER: Ryan Grossschmidt.

20 MR. GROSSCHMIDT: Here.

21 MR. WILDER: And assisting us here is

22 Miss Kelly Hart, administrative specialist.

23 Tim McCort.

24 MR. MCCORT: I'm here.

25 MR. WILDER: Sorry. How did I miss you, Tim.

1 I'm sorry.

2 MR. MCCORT: I don't know.

3 MR. WILDER: So we have enough for a quorum.
4 Very fine.

5 Third order of business, approval of the
6 minutes from our meeting on January 28, 2022. May I
7 have a motion to accept the minutes as prepared for
8 you.

9 MS. ALABACK: So moved.

10 MR. WILDER: May I have a second.

11 MR. DEORIO: Second.

12 MR. WILDER: Second on --

13 MR. DEORIO: DeOrio, second.

14 MR. WILDER: Thank you very much. Any
15 discussion on those minutes from -- if not, all in
16 favor, say "aye."

17 ("Aye" in unison.)

18 MR. WILDER: Opposed? Thank you. Motion
19 carries.

20 Item No. 4 is new business. I'm going to
21 open the floor up to Mr. DeOrio, our secretary,
22 regarding a real estate acquisition disposition.

23 MR. DEORIO: At this time I'd like to make a
24 motion to move into executive session to discuss real
25 estate acquisition or disposition.

1 MR. WILDER: Very fine. That motion is on
2 the floor. Can I have a second.

3 MS. ALABACK: Second.

4 MR. WILDER: Second by Miss Alaback. All in
5 favor, say "aye."

6 ("Aye" in unison.)

7 MR. WILDER: Opposed? We are now in
8 executive session.

9 (Community Improvement Corporation into
10 executive session from 10:02 a.m. until 10:56 a.m.)

11 MR. WILDER: Okay. This is President Wilder
12 again. We are now out of executive session and no
13 action was taken at this time.

14 So now, for our discussion purposes related
15 to 4A --

16 MR. DEORIO: Yes.

17 MR. WILDER: -- on real estate, our
18 acquisition and disposition, is there anything to
19 come before the board now for that?

20 MR. DEORIO: Yes. If the chair would so
21 indulge, I would like to make a motion that the CIC
22 authorize the sale of property located on Easthill
23 Street, Southeast, in North Canton identified as
24 Parcel No. 9204669 to Dave Rorick. Closing is set on
25 this, and, in order to realize that and make that

1 happen, the board needs to adopt a motion to approve
2 the sale of the property.

3 MS. ALABACK: The sale amount?

4 MR. DEORIO: You would ask for that.

5 MS. ALABACK: I'm sorry.

6 MR. DEORIO: I don't have the exact number.

7 But --

8 MR. WILDER: Not to exceed?

9 MR. DEORIO: No, typically you do a not to
10 exceed when buying something.

11 MR. WILDER: Right. Hold on for that motion.
12 Do we need to verify the sale price?

13 MR. DEORIO: We can come back to that in a
14 second. I can move on --

15 MR. WILDER: Okay.

16 MR. DEORIO: -- to the other. And then
17 Kelly, if you could call Wayne Boyer.

18 MS. ALABACK: Not the settlement amount. The
19 actual sale price.

20 (Ms. Hart leaving room.)

21 MR. WILDER: We'll come back to the motion.
22 We just want to verify the actual sale price.

23 MR. DEORIO: If the chair is so inclined, I'd
24 like to make a motion that the CIC authorize, through
25 the president of the CIC, to enter into negotiations

1 and to sell two parcels owned by the CIC identified
2 as Parcel No. 1617156 located at 6507 Wise Avenue,
3 Northwest, and Parcel No. 1617968, which is
4 identified as vacant land at the intersection of
5 Maple and Whipple streets.

6 MS. ALABACK: Second.

7 MR. WILDER: Motion has been seconded by
8 Alaback. Any other discussion from the board? I'll
9 call for a vote. All in favor -- no, roll call.

10 Tim McCort.

11 MR. MCCORT: Yes.

12 MR. WILDER: Jon Zepp.

13 MR. ZEPP: Yes.

14 MR. WILDER: Ryan Grossschmidt.

15 MR. GROSSCHMIDT: I will abstain from voting.

16 MR. WILDER: Abstain from voting.

17 Matthew Stroia.

18 MR. STROIA: Yes.

19 MR. WILDER: And vote from Jina Alaback.

20 MS. ALABACK: Yes.

21 MR. WILDER: And Patrick DeOrio.

22 MR. DEORIO: Yes.

23 MR. WILDER: Very fine. And Wilder, yes.

24 Six yes, one abstention, the motion carries. Thank
25 you.

1 We'll pause for just a moment until we get
2 the price for the Easthill property. Thank you.

3 (Ms. Hart returning.)

4 MR. DEORIO: Okay. Then if we're done with
5 our recess.

6 MR. WILDER: Yes. We're back in session.

7 MR. DEORIO: I would like to go back to the
8 motion on the Easthill parcel. So I would make a
9 motion that the CIC enter into a purchase agreement,
10 commercial real estate purchase agreement, for the
11 property on Easthill Street, Southeast, in North
12 Canton identified as Parcel No. 9204669 in the amount
13 of \$14,362.

14 MR. WILDER: Very well. That motion is on
15 the floor. May I have a second.

16 MR. ZEPP: Zepp, second.

17 MR. WILDER: Second by Mr. Zepp. Any further
18 discussion on the sale of that property? If not,
19 have a roll call vote.

20 Mr. McCort.

21 MR. MCCORT: Yes.

22 MR. WILDER: Mr. Zepp.

23 MR. ZEPP: Yes.

24 MR. WILDER: Miss Alaback.

25 MS. ALABACK: Yes.

1 MR. WILDER: Mr. Stroia.

2 MR. STROIA: Yes.

3 MR. WILDER: Mr. Grossschmidt.

4 MR. GROSSCHMIDT: Yes.

5 MR. WILDER: And Wilder, yes.

6 MR. DEORIO: Very good.

7 MR. WILDER: Any opposed? No. Motion
8 carries for the approval of the sales.

9 Is there anything else to come before the
10 board at this time? If not, we'll seek a motion to
11 adjourn.

12 MR. DEORIO: So moved.

13 MR. WILDER: So moved. Second?

14 MR. STROIA: Stroia seconds.

15 MR. WILDER: Stroia seconds. All in favor,
16 say, "aye."

17 ("Aye" in unison.)

18 MR. WILDER: Opposed? Thank you very much.
19 We stand adjourned.

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21 (Meeting adjourned at 11:02 a.m.)

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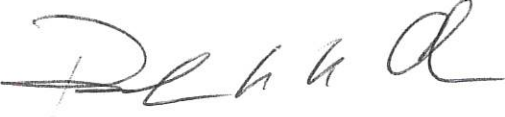
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1 Attest:

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Stephan B. Wilder, President
4 Community Improvement Corporation

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9 Secretary, C.I.C.

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C E R T I F I C A T E

STATE OF OHIO)
)SS
STARK COUNTY)

I, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that this meeting was by me reduced to Stenotype and afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

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 and affixed my seal of office at Canton, Ohio, on the 14th day of February, 2022.



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

<p style="text-align: center;">A</p> <p>a.m 1:18 3:5 5:10,10 9:21 abstain 7:15,16 abstention 7:24 accept 4:7 acquisition 4:22 4:25 5:18 action 5:13 11:13 actual 6:19,22 adjourn 9:11 adjourned 9:19 9:21 administrative 2:10 3:22 adopt 6:1 affiliated 11:14 affixed 11:16 agreement 8:9 8:10 Akron 1:24 Alaback 2:4 3:10,11 4:9 5:3 5:4 6:3,5,18 7:6,8,19,20 8:24,25 amount 6:3,18 8:12 APPEARANC... 2:1 approval 4:5 9:8 approve 6:1 assisting 3:21 Attest 10:1 attorney 11:12 authorize 5:22 6:24 Avenue 7:2 aye 4:16,17 5:5,6 9:16,17</p> <hr/> <p style="text-align: center;">B</p> <p>B 2:2 10:3 back 6:13,21 8:6</p>	<p>8:7 board 5:19 6:1 7:8 9:10 Boyer 3:12 6:17 business 4:5,20 buying 6:10</p> <hr/> <p style="text-align: center;">C</p> <p>C 11:1,1 call 3:5,7 6:17 7:9,9 8:19 Canton 1:1,13 1:17,18,24 3:3 5:23 8:12 11:16 caption 11:10 carries 4:19 7:24 9:8 certify 11:7,10 11:11,14 chair 5:20 6:23 CIC 5:21 6:24 6:25 7:1 8:9 city 1:1,17 3:3,5 Civil 11:15 Closing 5:24 come 5:19 6:13 6:21 9:9 commercial 8:10 commission 11:19 commissioned 11:7 Community 1:2 1:14 3:2 5:9 10:3 Computer-Ai... 11:8 contract 11:15 Corporation 1:2 1:14 3:3 5:9 10:3 correct 11:9 counsel 11:12 COUNTY 11:4</p>	<p>court 1:24 11:14</p> <hr/> <p style="text-align: center;">D</p> <p>Daryl 3:14 Dave 5:24 day 11:17 defined 11:15 DeOrio 2:3 3:8,9 4:11,13,13,21 4:23 5:16,20 6:4,6,9,13,16 6:23 7:21,22 8:4,7 9:6,12 discuss 4:24 discussion 4:15 5:14 7:8 8:18 disposition 4:22 4:25 5:18 duly 11:6</p> <hr/> <p style="text-align: center;">E</p> <p>E 2:4 11:1,1 Easthill 5:22 8:2 8:8,11 employee 11:12 Engineering 2:9 enter 6:25 8:9 estate 4:22,25 5:17 8:10 event 11:12 exact 6:6 exceed 6:8,10 Excused 3:13,14 executive 4:24 5:8,10,12 expires 11:19</p> <hr/> <p style="text-align: center;">F</p> <p>F 11:1 favor 4:16 5:5 7:9 9:15 February 1:7,18 3:4 11:17 financially 11:12</p>	<p>fine 4:4 5:1 7:23 firm 11:14 floor 4:21 5:2 8:15 foregoing 11:8 11:10 further 8:17 11:10,11,14</p> <hr/> <p style="text-align: center;">G</p> <p>G 2:9 go 8:7 going 4:20 good 3:1 9:6 Graham 2:9 Grosschmidt 2:8 3:19,20 7:14 7:15 9:3,4</p> <hr/> <p style="text-align: center;">H</p> <p>hall 1:17 3:5 hand 11:16 happen 6:1 Hart 2:10 3:22 6:20 8:3 hereunto 11:16 Hold 6:11 holding 3:3</p> <hr/> <p style="text-align: center;">I</p> <p>identified 5:23 7:1,4 8:12 Improvement 1:2,14 3:2 5:9 10:3 inclined 6:23 indulge 5:21 interested 11:12 intersection 7:4 Item 4:20</p> <hr/> <p style="text-align: center;">J</p> <p>January 4:6 11:19 Jina 2:4 3:10 7:19</p>	<p>Jon 2:7 3:17 7:12 Jonas 1:15 11:6 11:19</p> <hr/> <p style="text-align: center;">K</p> <p>Kelly 2:10 3:22 6:17 know 4:2</p> <hr/> <p style="text-align: center;">L</p> <p>land 7:4 Laurie 1:15 11:6 11:19 leaving 6:20 located 5:22 7:2</p> <hr/> <p style="text-align: center;">M</p> <p>Main 1:17 Maple 7:5 Maryl 1:15 11:6 11:19 Matthew 2:5 3:15 7:17 McCort 2:6 3:23 3:24 4:2 7:10 7:11 8:20,21 means 11:8 meeting 1:7 3:4 3:5 4:6 9:21 11:7,10 Member 2:5,6,7 2:8 Merit 1:15 11:6 minutes 4:6,7,15 moment 8:1 morning 3:1 motion 4:7,18,24 5:1,21 6:1,11 6:21,24 7:7,24 8:8,9,14 9:7,10 move 4:24 6:14 moved 4:9 9:12 9:13</p> <hr/> <p style="text-align: center;">N</p>
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