

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
MARCH 14, 2022, MEETING

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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 Monday, March 14, 2022, at 11:00 a.m.

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APPEARANCES:

Stephan B. Wilder, President

Patrick A. DeOrio, Secretary

Jina E. Alaback, Treasurer

Matthew Stroia, Member

Daryl Revoldt, Member

Jon Zepp, Member

Ryan Grosschmidt, Member

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1 MR. WILDER: Good morning, everyone. This is
2 the meeting for the Community Improvement Corporation
3 of the City of North Canton for Monday, March 14,
4 2022, here at city hall. Time of start is --

5 MS. HART: 11:02.

6 MR. WILDER: -- 11:02. The meeting has been
7 called to order.

8 Roll call. Stephan B. Wilder, here.

9 Patrick A. DeOrio.

10 MR. DEORIO: Here.

11 MR. WILDER: Jina Alaback.

12 MS. ALABACK: Here.

13 MR. WILDER: Wayne Boyer. Excused.

14 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: Tim McCort. Excused.

21 MR. DEORIO: And Jon Zepp.

22 MR. WILDER: And Jon Zepp.

23 MR. ZEPP: Here.

24 MR. WILDER: Very well. We have enough for a
25 quorum. And also joining us today in our room is our

1 city engineer, Rob Graham, and assisting us is
2 Administrative Specialist Kelly Hart.

3 Third order of business is approval of the
4 minutes as submitted. If you've had time to look at
5 those, please do so now. If not, are there any
6 additions, changes to be made before we go for a
7 vote?

8 MR. DEORIO: I move for approval of the
9 minutes of the February 16, 2022, meeting.

10 MR. WILDER: Motion on the floor. Second?

11 MR. REVOLDT: Revoldt will second.

12 MR. WILDER: Revoldt seconds. Any further
13 discussion? All in favor, say "aye."

14 ("Aye" in unison.)

15 MR. WILDER: Opposed? Motion carries. Thank
16 you.

17 As we get to Item 4 for new business, 4A, we
18 want to bring to the CIC's attention site preparation
19 of 1447 North Main Street. I'm going to open the
20 floor up for discussion. Mr. DeOrio, do you want to
21 lead us on that and into that?

22 MR. DEORIO: Yes. So, you know, on a
23 previous episode we approved accepting this property
24 from the City for the Kmart and we're moving along in
25 the process of securing all the purchase agreements

1 and we're at that point that those things are going
2 to start to fall rather quickly. And in order to
3 make sure that we can move this development along as
4 quickly as possible, it's incumbent upon us to move
5 forward with the demolition of the Kmart building.

6 So I had Rob run point on this, so I asked
7 him to be here with us and got three quotes. Eslich
8 had given us a quote last year when we thought that
9 we had another development that was moving along, we
10 wanted to get an idea for it, how much it was. We
11 had other folks tell us that the number was going to
12 be really, really, really high. Like in the 6- to
13 700,000 range. But now with Eslich coming back and
14 getting a chance to revise their quote and then us
15 reaching out to the Ray Bertolini Company and
16 Underground Services, Inc., you can see we're in a
17 very good -- we're in a very good number here now.

18 The low price is from Bertolini at 264 and
19 change, and I just want to make sure, Rob, that
20 we've, for the record, established that everybody's
21 quoted on the same thing. So, you know, that's
22 removing the footers, removing the cement slab, doing
23 the -- there is some asbestos abatement in two
24 spaces. First is the floor tiles that date from
25 1970, 12-inch peel and stick. And then in the -- in

1 what was the garage service bays, the ductwork that's
2 in the ceiling is wrapped in asbestos insulation.
3 Those two things will be removed. 98 percent of it
4 is the floor tiles.

5 Now, we had the opportunity to quote this one
6 of two ways regarding the asbestos floor tiles. And
7 it has to do with what we wanted to do with the
8 cement underneath. So the cement underneath, the
9 question is do you want to recycle it or do you want
10 to send it to the landfill, hazardous waste landfill.

11 So I had it initially quoted both ways,
12 bringing in an asbestos remover to do that process,
13 and when you add the asbestos coverage in there plus
14 the demolition it adds another hundred thousand to it
15 regardless of which one that we were to pick. So we
16 opted for just demoing the asbestos tiles with the
17 cement floor. That means that all that cement will
18 be taken out and disposed of in an approved hazardous
19 waste facility in Michigan. The asbestos floor -- or
20 the asbestos insulation, though, will not be just
21 handled that way, it will have to have somebody come
22 in and just remove that little bit. It's, you know,
23 basically two heating pipes in the garage bays. It's
24 not that big of a deal. So they felt that with what
25 we see down here this would work out right. So

1 they -- there will be some paperwork that's required
2 also, right, Rob, to initiate this?

3 MR. GRAHAM: Yes. EPA notification.
4 Paperwork documenting asbestos. The paper trail for
5 that.

6 MR. DEORIO: Okay. So we want to make sure
7 that all three were comfortable with and doing that.

8 Now, we are looking to do this in a way that
9 the money isn't coming from us, in this sense. We
10 don't have \$264,000 in the CIC bank account. So what
11 we're trying to do is get to closing with the first
12 one, which is Sgt. Clean, the car wash. They're
13 ready to go. They want to start construction now.
14 So we're looking to get to closing with them in the
15 next few days. And as part of that negotiation,
16 because they still would like their due diligence
17 period and their time to get to closing, it would
18 take about 90 days. And I told them that I would not
19 demo the building prior to the end of the due
20 diligence because I need to have the cash. I need
21 their cash to be able to pay for this demo.

22 So what I worked out was an agreement last
23 Thursday that Sgt. Clean will advance us the funds
24 necessary to demo this building. So it's going to
25 come in two tranches. And Jina is supposed to get

1 the first one this week. So I said that the total
2 bill is 300,000. And we had agreed that if we get to
3 the purchase agreement inked as it stands, they're
4 contributing \$80,000 towards the cost of this demo.
5 That's outside of their purchase price. So now I
6 need 220. So I asked them to advance us the 220,
7 which is supposed to come this week. And then that
8 220 would be deducted out of the amount at closing
9 that we're supposed to get for the purchase price.
10 So they're not paying less, they're just paying it in
11 two phases. First phase right now so that we can get
12 going and award this bid, or this contract, I should
13 say, this quote, and then we'll use their funds to
14 pay for it.

15 And then similarly, we have -- we're reaching
16 terms with some of the other entities there that
17 would pick up a reimbursement cost for the balance of
18 the 220, so that technically it doesn't come out of
19 our proceeds. But it will at the moment.

20 Is that -- anybody have any questions on
21 that? Does that make sense?

22 MR. WILDER: Director of finance okay with
23 that?

24 MS. ALABACK: Yes. Yes.

25 MR. WILDER: Okay.

1 MR. DEORIO: So it looks like, you know, if
2 you, as you look through these, the lowest quote
3 would be from Ray Bertolini Trucking. Rob, you are
4 familiar with these individuals?

5 MR. GRAHAM: Yes. I worked with all -- or
6 two of the three firms. I never worked with Eslich
7 but obviously their reputation. And Underground
8 Services took down the 520 property on East Maple for
9 us a few years ago. And I've worked with Bertolini
10 in the past and they're also the low bidder on the
11 city project to get rid of the Spitzer Building when
12 we get to that point for the road widening. So very
13 comfortable with them, yes.

14 MR. WILDER: All right. Patrick, are we
15 looking at a near date for the demo, in your
16 estimation? Do we have a ballpark area, a time?

17 MR. DEORIO: Well, we award this. Paperwork
18 for EPA, it needs to be processed, you know, probably
19 a three-week, four-week process.

20 MR. WILDER: Okay.

21 MR. DEORIO: But I think you would be looking
22 at that we would start this in April and finish it --
23 if we start early enough in April, we can finish it
24 in April, but otherwise it would probably be the
25 first week of May before we'd be completely done.

1 MR. WILDER: Okay.

2 MR. GROSSCHMIDT: Do all of them have the
3 means to start that soon?

4 MR. WILDER: Yes. That was one of the
5 considerations that we were -- in our negotiations
6 with Sgt. Clean was if we have to wait 90 days for
7 due diligence and closing and all that, I'm not sure
8 any of these folks will be available in 90 days from
9 now. So if you want to get going, we got to --
10 they're available now.

11 MR. GRAHAM: Bertolini's reinforced that he's
12 actually got a job out in the Alliance area he's
13 finishing, really looking to get started. And first
14 thing would be to fence two sides -- two of the
15 sides -- the existing Kmart fence is there -- to
16 secure the site. He's fencing the other two with
17 locked gates, if he's brought on board, and then once
18 that's done we can disconnect the electricity for the
19 building because right now we're keeping it for
20 security reasons, but once the fence is up, that's
21 done.

22 MR. DEORIO: We've already disconnected the
23 gas though.

24 MR. GRAHAM: And we disconnected the water
25 and sewer department will disconnect the sewer.

1 MR. REVOLDT: I notice in the -- one of the
2 differences between the two bids is a reference to
3 salvage materials. What do we believe the value of
4 the salvage materials is? Do we know? I would
5 assume it would be the steel in the building.

6 MR. GRAHAM: That would be steel, aluminum,
7 copper.

8 MR. REVOLDT: Does it have value? How much?

9 MR. GRAHAM: I couldn't answer that question.
10 I'm assuming that even though he didn't write it --

11 MR. REVOLDT: He's going to claim it.

12 MR. GRAHAM: -- Bertolini would keep it as
13 well.

14 MR. ZEPP: That might be reflected in his
15 price.

16 MR. REVOLDT: Yeah, I don't know.

17 MR. ZEPP: In his quote. Meaning lower. Are
18 we planning on recouping it?

19 MR. REVOLDT: No, we don't want it. If it's
20 sold, I just was curious what the value would be.

21 MR. GRAHAM: Did not ask this question. I
22 never thought of salvage value. As you said, it's
23 probably intermixed with the three quotes.

24 MR. REVOLDT: I'm not going to quibble over a
25 couple thousand bucks.

1 MR. GRAHAM: Yeah. So they'll haul it and
2 take it somewhere. There's a lot of labor involved.

3 MR. REVOLDT: I just know that on industrial
4 projects the steel, the value of the scrap steel, is
5 substantial.

6 MR. GRAHAM: Like the value of the whole
7 building.

8 MR. REVOLDT: Yeah, it's substantial.

9 MR. GRAHAM: The property that the DePietro
10 family purchased out in Massillon, it was a massive,
11 massive site.

12 MR. REVOLDT: Yeah. A good example. I think
13 it paid for the site.

14 MR. GRAHAM: I think they made millions on
15 that, so --

16 MR. REVOLDT: Yeah. Okay. I don't think
17 we've got that much steel there.

18 MR. WILDER: Well, if there's any -- no other
19 discussion --

20 MR. REVOLDT: Just one quick question.

21 MR. WILDER: Go ahead.

22 MR. REVOLDT: What's the professional
23 recommendation here? Do we have one?

24 MR. DEORIO: Well, Rob and I talked. We
25 would recommend proceeding with Bertolini.

1 MR. REVOLDT: Okay.

2 MR. WILDER: They were the lowest. He's
3 familiar with them. Quotes seem comparable to what
4 everybody's doing.

5 MR. REVOLDT: Well, and I think the other
6 thing is this: This is the first time we're doing
7 something like this. So from an optics standpoint,
8 you know, we are going with the low bidder.

9 MR. DEORIO: It's \$20,000.

10 MR. REVOLDT: It's 20 grand.

11 MR. DEORIO: Almost 10 percent.

12 MR. REVOLDT: Yeah. All right. Mayor, do
13 you need a motion?

14 MR. WILDER: I do need a motion.

15 MR. REVOLDT: Revoldt will --

16 MR. WILDER: And it should be -- sometimes I
17 know we get out of habit. He's the president of the
18 CIC. You are the treasurer of the CIC. We're using
19 city titles here and we shouldn't be.

20 MR. REVOLDT: That is true. President --

21 MR. WILDER: Yes.

22 MR. REVOLDT: -- do you need a motion?

23 MR. WILDER: I do, Member Revoldt.

24 MR. REVOLDT: Thank you.

25 Member Revoldt will move that the contract

1 for the demolition of the Kmart property be awarded
2 to Bertolini in an amount of \$264,321.

3 MR. WILDER: We have a motion on the floor.
4 May I have a second?

5 MS. ALABACK: Second.

6 MR. WILDER: Second by Miss Alaback.

7 Any other discussion? If not, we will go for
8 a roll call vote.

9 President Wilder, yes.

10 Mr. DeOrio.

11 MR. DEORIO: Yes.

12 MR. WILDER: Miss Alaback.

13 MS. ALABACK: Yes.

14 MR. WILDER: Mr. Stroia.

15 MR. STROIA: Yes.

16 MR. WILDER: Mr. Revoldt.

17 MR. REVOLDT: Yes.

18 MR. WILDER: Mr. Grossschmidt.

19 MR. GROSSCHMIDT: Yes.

20 MR. WILDER: And Mr. Zepp.

21 MR. ZEPP: Yes.

22 MR. WILDER: Motion carries. That award has
23 been affirmed to Bertolini Trucking Company.

24 MR. REVOLDT: When do we think they will
25 start? I'm sorry, I may have missed that. Do we

1 have a date certain?

2 MR. DEORIO: No, we don't have a date
3 certain. It depends on the EPA and their paperwork,
4 but I think, Rob, you started the ball rolling on
5 that.

6 MR. GRAHAM: Yes. We worked with Bertolini,
7 and first thing he did, it was at his own risk, but I
8 think he actually filed some of the paperwork with
9 the EPA now concurrent with this award.

10 MR. REVOLDT: Kind of knowing where we were
11 going, did he?

12 MR. DEORIO: No.

13 MR. GRAHAM: No. He did not. That's why I
14 said it was at your own risk. I don't have an award
15 for you.

16 MR. REVOLDT: Okay.

17 MR. WILDER: Okay. Is there any other new
18 business to come before the board? Or the
19 commission, I should say.

20 MR. DEORIO: I move we adjourn.

21 MR. WILDER: I'll call for adjournment.

22 MR. DEORIO: Moved.

23 MR. WILDER: Moved. Second?

24 MR. REVOLDT: Revoldt seconds.

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

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("Aye" in unison.)

MR. WILDER: Opposed? Motion carries. We stand adjourned. Thank you, everybody.

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(Meeting adjourned at 11:18 a.m.)

- - - - -

Attest:

Stephan B. Wilder, President
Community Improvement Corporation



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