

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION MEETING

**TRANSCRIPT OF
APRIL 8, 2020, MEETING
VIA TELECONFERENCE**

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 the North Canton City Hall, 145 North Main Street,
North Canton, Ohio, on Wednesday, April 8, 2020, at
9:06 a.m.

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APPEARANCES:

(Present at City Hall)

Stephan B. Wilder, Mayor and President of CIC

Patrick A. DeOrion, Director of Administration and
Secretary of CIC

Jina Alaback, Director of Finance and Treasurer of
CIC

Timothy L. Fox, Director of Law (nonvoting member)

(Present via teleconference)

Daniel Jeff Peters, Council President and
Vice President of CIC

Daryl Revoldt, Council Vice President, Chairman of
Economic Development

Jane Nicholson, Member

Timothy McCort, Member

Jon Zepp, Member

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1 MAYOR WILDER: Well, good morning, everyone.
2 This is the Wednesday, April 7, 2020 [sic]. The time
3 is 9:06. Calling the Community Improvement
4 Corporation, the CIC meeting to order. I'd just like
5 to doublecheck on the participants today. Today we
6 have Steve Wilder, president. That's me.

7 MR. DEORIO: We have to call the roll.

8 MAYOR WILDER: Calling the roll. Jeff
9 Peters?

10 MR. PETERS: Here.

11 MAYOR WILDER: Patrick DeOrio?

12 MR. DEORIO: Here.

13 MAYOR WILDER: Daryl Revoldt?

14 MR. REVOLDT: Here.

15 MAYOR WILDER: Jon Zepp?

16 MR. ZEPP: Here.

17 MAYOR WILDER: Jane Nicholson?

18 MS. NICHOLSON: Here.

19 MAYOR WILDER: Timothy McCort?

20 MR. MCCORT: Here.

21 MAYOR WILDER: Very good. And Jina Alaback?

22 MS. ALABACK: Here.

23 MAYOR WILDER: Okay. Our team is present.

24 I'd like a review of the minutes from
25 January 27, 2020. Have a motion to accept those

1 without any changes or unnecessary or necessary
2 corrections.

3 (inaudible.)

4 MR. DEORIO: I would move that we -- identify
5 yourselves who made the motion and the second so --
6 we have a court reporter here transcribing these
7 minutes.

8 MR. PETERS: Peters motions.

9 MS. NICHOLSON: Nicholson. Second.

10 MAYOR WILDER: I have a motion, a first and
11 second. Is there any other discussion on those? If
12 no further discussion, it's been seconded for
13 approval. Would everyone say "aye."

14 ("Aye" in unison.)

15 MAYOR WILDER: Any opposed? Any abstentions?
16 Thank you for that. Motion has been carried for the
17 minutes of January 27, 2020.

18 On Item No. 2, I'd like to turn this over to
19 Mr. Patrick DeOrio, our secretary, to speak a little
20 bit on the demolition of 523 East Maple Street.
21 Mr. DeOrio.

22 MR. DEORIO: Yes. I want to bring everyone
23 kind of up to speed on where we are with some of
24 these properties, and I think when we get to Item 4
25 on the agenda we're going to be moving into executive

1 session.

2 But as far as the actions that we have
3 already taken, the CIC acquired 523 East Maple
4 Street. This property, a year ago, had been at
5 auction and was purchased by an out-of-town owner
6 from Michigan. It was bought sight unseen. When
7 they approached the city to determine what they need
8 to do to move forward, our building department
9 determined that the building was likely should be
10 condemned and the property was not zoned for
11 residential; it had lost its grandfathered status so
12 the zoning on the property was office/business. The
13 owner was not going to do anything with the property
14 other than just sit on it, absorb that loss. That
15 is, you know, a blighted home that we really need to
16 do -- to get rid of, so the CIC stepped in, acquired
17 the property for \$9,000 plus closing costs. It was
18 purchased at auction for 18,000. So the owner did
19 take a substantial loss on the property.

20 What we would like to do is take advantage of
21 a program that is available through the Stark County
22 Regional Planning Commission. They offer a
23 demolition program for properties such as this. They
24 need to be owned by the municipality or one of its
25 assigns. And the CIC would fit that bill. We would

1 look to get a couple estimates, three estimates to
2 demo the building, and then if it's approved by the
3 regional planning commission they would reimburse us
4 up to 50 percent, or half the demolition costs. So
5 in order to do that we would need to make an
6 application to them. And being the CIC is the titled
7 owner of the property, we would need to sign off from
8 the board to go that direction.

9 Future use of the property, I mean, there's
10 other -- for land banking we would hold on to it.
11 There's other properties that might be contiguous
12 that could become available. If we were able to even
13 just add one additional parcel to it, it would make
14 it a developable piece of property for its zoning. .

15 Anybody like to weigh in?

16 MR. REVOLDT: We need to get it done. This
17 is Daryl.

18 We need -- we need to get this property
19 pulled down.

20 MR. PETERS: Peters agrees.

21 MR. DEORIO: Would someone care to make a
22 motion to apply to the Stark County Regional Planning
23 Commission for demolition assistance?

24 MR. REVOLDT: Daryl will move that an
25 application be made to Stark County Regional

1 Planning.

2 MAYOR WILDER: We have a motion on the floor.
3 Could I have a second to that motion?

4 MS. ALABACK: I'll second.

5 MAYOR WILDER: Jina Alaback seconds that.

6 Is there any further discussion or comments
7 on that? If not, shall we do a roll call? Let's do
8 a roll call approval for us to go forward with that
9 motion.

10 President Wilder says yes.

11 Jeff Peters?

12 MR. PETERS: Yes.

13 MAYOR WILDER: Patrick DeOrion?

14 MR. DEORIO: Yes.

15 MAYOR WILDER: Daryl Revoldt?

16 MR. REVOLDT: Yes.

17 MAYOR WILDER: John Zepp?

18 MR. ZEPP: Yes.

19 MAYOR WILDER: Jane Nicholson?

20 MS. NICHOLSON: Yes.

21 MAYOR WILDER: Timothy McCort?

22 MR. MCCORT: Yes.

23 MAYOR WILDER: Jina Alaback?

24 MS. ALABACK: Yes.

25 MAYOR WILDER: The motion carries. Thank

1 you.

2 The next item we'd like to present in
3 discussion is the disposition of 430 North Main
4 Street. Mr. DeOrio, bring us up-to-date on that,
5 please.

6 MR. DEORIO: Yeah. So as you recall,
7 approximately I believe it was November of 2018 the
8 CIC acquired what was known as the Flickinger
9 property at 430 North Main Street. We acquired that
10 property at 190,000. There was an offer that had
11 fallen through on that sale at that price. So some
12 months later we moved in to acquire that. The -- we
13 have put a little bit of money into it bringing it up
14 to code. And it has remained in condition that it
15 could be inhabited and utilized for a higher purpose.
16 We've kept the property up, you know, utilities, that
17 kind of thing.

18 So we have two things really kind of to
19 discuss here today. One, it has to do with an
20 intricacy of the zoning, and you heard me mention
21 about the 523 East Maple and that had lost its
22 grandfathered status. So in this case, the zoning on
23 this property allows for residential living on the
24 second floor; that was what it was zoned for. It had
25 gotten a conditional use for that. And when we

1 acquired the property it had still had a tenant
2 within the two years prior to our acquiring it so we
3 were grandfathered when we bought it to have that
4 there. But we're coming up on two years that we've
5 owned it, and to the extent that we could get an
6 occupant in it to keep that status, that would be a
7 plus.

8 I had consulted with some realtors to
9 determine what a fair market rent would be for the
10 upstairs portion of that property. And was advised
11 that for the two small bedrooms upstairs it's \$600 a
12 month would be an appropriate rent. So as it turned
13 out, there was an individual that was looking for a
14 short-term rental of 90 to 120 days. They were in
15 between apartments, and so we executed a short-term
16 lease for \$600 a month on that property. Now, that
17 gives us that grandfathered status that we need to
18 keep moving forward. So I wanted to make you aware
19 of that portion of it.

20 The other part now is that we do have a
21 business that is interested in acquiring the
22 property. And they have proposed relocating their
23 business from Canton to North Canton. It's
24 approximately 20 jobs. It's in the healthcare
25 sector. Five of the 20 involve office personnel that

1 would be in the building during regular business
2 hours. The other 15 individuals are in the business
3 of home health visits. And so they do not have a
4 presence in the office on a -- on a regular or even
5 hourly basis. They basically come in to pick up
6 their paycheck. So it's kind of what we would hope
7 that we could move in there. They have been in
8 there, they like the property and they had asked us
9 if we were interested in selling. They proposed
10 acquiring it under a land contract. So they had put
11 together some terms for that. Being that we didn't
12 have the expertise on a land contract, we contracted
13 with a local real estate attorney to draft up, on
14 behalf of the CIC, a land contract with all the terms
15 and conditions from the proposed buyer incorporated
16 with all the protections that the CIC should have in
17 doing that.

18 So what I really need to know from the board
19 is, do you wish to pursue selling this on a land
20 contract basis or would you prefer not to and just
21 hold out for a traditional sale? The land contract
22 basis puts the CIC in the position where they're
23 acting as the bank and we're in essence, you know,
24 giving title to the -- to the other party if they
25 execute fully on their promise to pay. We agreed on

1 a purchase price of 200,000. They would put
2 10 percent down and then make monthly payments of
3 \$1,243.05, which has a rate of interest equal to
4 3 percent. So 1,243.05 a month, 3 percent interest,
5 and they put 20,000, or 10 percent, down and in
6 essence we would be financing the rest. We would be
7 carrying that note.

8 If we decide to go down the land contract
9 route, it would be advisable for us to have Jeff
10 Haskett step in. We talked with Jeff before. He was
11 previously with the Stark Development Board. He's an
12 independent businessperson, or at least runs a
13 consulting business of his own. He has offered to
14 help us do the due diligence on the buyer; you know,
15 some type of credit check. We have to know who we're
16 selling it to, that kind of thing, just as standard
17 procedure. I don't suspect anything wrong here in
18 that respect, but just as due diligence for the board
19 we should move that direction.

20 So I didn't want to get too far down without
21 knowing what the board wanted to do to cover our
22 base. I did give the buyer a copy of the land
23 contract that we had drawn up. I have not had any
24 further discussions with them other than to say, you
25 know, we needed to have a board meeting first and

1 then see what the board's inclination was before we
2 got too far down, but I did give them a copy of it so
3 they could, you know, have their legal team look at
4 it, that kind of thing. So I'd like to, you know,
5 get some input and answer any questions on this so
6 that we could get some kind of direction.

7 MAYOR WILDER: The floor is open.

8 MS. ALABACK: How many years was the
9 repayment?

10 MR. DEORIO: The repayment was for -- great
11 question. Jina Alaback asked for how long would the
12 payments go on, and it's 15 years and there would be
13 a balloon at the end.

14 MR. REVOLDT: Could you repeat that, Patrick?

15 MR. DEORIO: 15 years with a balloon at the
16 end, I believe. Yes. That's correct. 15-year
17 amortization schedule.

18 MS. ALABACK: The company will do and make
19 any improvements to the building?

20 MR. DEORIO: Yes. Under the land contract,
21 the owner, the land contract owner, would be
22 responsible for all improvements that they would want
23 to make to the property, maintenance of the property.
24 You know, general upkeep. It's really as if they own
25 it. It's just that we are acting as the bank for the

1 financing on it. In the event that they miss a
2 payment -- this is what's typical in land installment
3 contracts -- is that you miss a payment, you, in
4 essence, forfeit your down payment. You forfeit all
5 the money that you paid towards it and the city could
6 take repossession of it. They would be required to
7 sign a quit-claim deed as part of the land
8 installment contract, based on our legal counsel.
9 That way there's not a process of an eviction. It
10 just, you know, reverts back to us and that. So
11 there's -- you know, for businesses that use these
12 and the buyer is very comfortable with this, they
13 don't envision a situation where they're not able to
14 make the statements. They have been in business for
15 some time.

16 MAYOR WILDER: And they want to come to North
17 Canton.

18 MR. DEORIO: And they want to come to North
19 Canton. They want to move out of Canton and come to
20 North Canton, and it would be a nice reuse of that
21 property. They have the ample parking in the back.

22 We -- at a previous meeting, we had given
23 authorization to have some testing done on the
24 property as part of the Hoover District when the EPA
25 was having some -- at the end of last year, beginning

1 of this year, doing some additional testing to be
2 able to move that project along, they retested all
3 the properties around there. They asked to test on
4 our property. They did. Everything turned out okay
5 from the environmental standpoint there, but it's --
6 it would be a nice addition, put new signage out
7 front and see some activity there.

8 MAYOR WILDER: Any other thoughts or
9 concerns, folks?

10 MR. REVOLDT: I think -- this is Daryl.

11 I think one of the driving considerations for
12 the property's acquisition was potential to help with
13 the relocation of the safety building and I think we
14 have moved beyond that. So I don't have a problem --
15 I don't have a problem selling it off.

16 Jina, a question. We're going to track --
17 this balance sheet is tracked through the finance
18 department; correct?

19 MS. ALABACK: Yes.

20 MR. REVOLDT: We're going to be in a position
21 to set up an account and administer this?

22 MS. ALABACK: Yeah. The CIC has a separate
23 account.

24 MR. REVOLDT: Right. Which you monitor;
25 correct?

1 MS. ALABACK: Yes.

2 MR. REVOLDT: Okay.

3 MR. ZEPP: Yeah, I have a question. This is
4 Jon Zepp.

5 One question I have, Pat, is have we gone
6 back to the potential buyer and, I mean, I guess it
7 depends ultimately on, you know, our purpose with the
8 CIC. Do we want to hold a lot of properties or would
9 we rather not. And in particular this property, if
10 we thought, oh, maybe we don't want to do the land
11 contract, we would rather have a purchase, have we
12 pushed back at all on the interested party and said,
13 you know, we would rather have a purchase? Has that
14 been part of the discussion at all?

15 MR. DEORIO: No. Jon, it hadn't. The buyer
16 had approached me and asked if we would be interested
17 in it and I said that, you know, it's really a board
18 decision but that I didn't feel there was any reason
19 to automatically rule that out. Why don't you put
20 something together and let us see what you like.

21 And there's some -- there is some meter and
22 value in what you say, Jon, that one of the options
23 could be if we push back and maybe that's -- they
24 just don't want to do this other than this way then
25 we would know where we are and figure that out. Or

1 if -- if we had to, would they be interested in a
2 lower price if they were able to obtain traditional
3 financing so the CIC would just have the entire sale
4 of the assets available, just for conversation.

5 MS. ALABACK: I don't know that the price
6 would change. Shouldn't matter who the bank is. I
7 would think the bank loans would actually have a
8 lower rate at this point in time. I don't know what
9 their qualifications are.

10 And then my other question was along the
11 lines of Jeff's question -- or sorry, Jon's question.
12 Does the CIC have need to have that money?

13 MR. DEORIO: In my opinion, the CIC -- I
14 would love to see the CIC have the full sale price.
15 But we have other things that we're going to talk
16 about in executive session. But yes. So would it be
17 the board's favor that we should first attempt to
18 discuss with the proposed buyer that we would prefer
19 to do a --

20 MAYOR WILDER: Sale.

21 MR. DEORIO: -- a straight sale? And then
22 see where we go from that. And likely we're going to
23 have to reconvene next week anyway to pick up another
24 matter so we might be able to have some more
25 information next week then.

1 MAYOR WILDER: Why don't we do that. Why
2 don't we make that proposal and inquiry with the
3 company that's interested in the property, Jon, and
4 then we can have that information for our next
5 meeting. What do you think?

6 MR. ZEPP: I think that's a good idea. I
7 happen to know the individual. I had met him -- I
8 don't know him very well, but just having met him I
9 think there might be some, at least, discussion point
10 there if that's what the CIC prefers. There might be
11 some play in the conversation. Worth having a
12 conversation, I think, at the very least.

13 MAYOR WILDER: Very good. And Jina brings up
14 the insurance rates being --

15 MR. DEORIO: Interest. Interest rates.

16 MAYOR WILDER: -- interest rates being
17 affordable, so why don't we go ahead. We'll table
18 that issue now for further discussion at the next
19 meeting.

20 MR. MCCORT: This is Tim McCort. If I can
21 make a comment.

22 MAYOR WILDER: Sure.

23 MR. MCCORT: Generally on a land contract the
24 buyer may be cash strapped. I mean, at times,
25 especially in the residential market, usually --

1 usually it's, just like you say, especially interest
2 rates low right now, and the other thing is what's
3 our long term? That is a pretty valuable spot on
4 Main Street, and to me right now, to rent it to that
5 business might be a little better option, that we
6 have the option to dictate what happens with the
7 property, because once we sell it, it's gone. That's
8 the concern, you know, but we also have to be aware
9 of those jobs. That's a huge issue also.

10 MAYOR WILDER: That's a good point. That's a
11 point well taken.

12 MR. DEORIO: In conversation with the
13 proposed buyer, leasing was not an option. They have
14 always owned the property that they have been in and
15 would prefer to own the property.

16 MR. REVOLDT: This is Daryl.

17 This is, I guess, a question for Jina. We
18 would have five fixed jobs at the site, 20 others.
19 Would all 25 of those be taxed inside the
20 municipality or just the five?

21 MS. ALABACK: There is a municipal income tax
22 rule called your principal place of employment. So
23 if their principal place of employment is the office,
24 then yes, we would have all 20 jobs.

25 MR. REVOLDT: But if they're home healthcare

1 aides, what would they --

2 MS. ALABACK: Their base -- I would ask how
3 they're doing it now, but I would assume it would be
4 Canton. I would think it would be where the office
5 is where they get their supplies from, right, all of
6 those things.

7 MR. DEORIO: Right. Their office that they
8 have in Canton, you know, they pay the 2 1/2 percent.

9 MR. REVOLDT: Okay. That's actually a pretty
10 good deal for the employees then. They're going to
11 get a 1 percent raise.

12 MR. DEORIO: And be in a nicer community.

13 MR. REVOLDT: Yeah. Yeah. But to Tim's
14 point, I think this is -- this is 25 jobs. It's not
15 something that we create regularly and, you know, I
16 think part of our strategy is -- again, is to have --
17 is to have employment on Main Street.

18 MR. DEORIO: Okay. Well, then we won't take
19 any action on this. We'll revisit it next week.

20 MAYOR WILDER: Thank you, everybody. For the
21 update on property acquisitions, we're going to move
22 into an executive session for information. So I'll
23 need a motion to move into executive session.

24 MS. ALABACK: So moved.

25 MR. DEORIO: Second.

1 MAYOR WILDER: Jina --

2 MR. DEORIO: Second. DeOrio.

3 MAYOR WILDER: -- moves, DeOrio seconds. Can
4 I have a roll call vote to move into executive
5 session? Wilder, yes.

6 Alaback?

7 MS. ALABACK: Yes.

8 MAYOR WILDER: McCort?

9 MR. MCCORT: Yes.

10 MAYOR WILDER: Nicholson?

11 MS. NICHOLSON: Yes.

12 MAYOR WILDER: Zepp?

13 MR. ZEPP: Yes.

14 MAYOR WILDER: Revoldt?

15 MR. REVOLDT: Yes.

16 MAYOR WILDER: DeOrio?

17 MR. DEORIO: Yes.

18 MAYOR WILDER: And Peters?

19 MR. PETERS: Yes.

20 MAYOR WILDER: Thank you.

21 MR. YOUNG: At this time I'm going to cut the
22 stream, and for any members of the public currently
23 watching on YouTube it's going to give you a loading
24 screen for the duration of executive session.

25 (CIC entering into executive session.)

1 MAYOR WILDER: We're going to request a
2 motion to move out of the executive session. Could I
3 have a motion, please.

4 MR. REVOLDT: So moved.

5 MR. DEORIO: Second.

6 MAYOR WILDER: Second by Patrick, moved by
7 Daryl. Roll call vote?

8 MR. DEORIO: Or voice vote.

9 MAYOR WILDER: Or voice vote on this one. We
10 allow a voice vote. All in favor, say "aye."

11 ("Aye" in unison.)

12 MAYOR WILDER: Opposed? Motion carries. We
13 are back in session and out of executive session with
14 no action taken at this time.

15 If no further business to come before the
16 CIC, I'll move for a motion to adjourn.

17 MR. DEORIO: So moved.

18 MR. REVOLDT: So moved.

19 MR. DEORIO: Second.

20 MS. NICHOLSON: Second. Nicholson.

21 MAYOR WILDER: Thank you. All in favor, say
22 "aye."

23 ("Aye" in unison.)

24 MAYOR WILDER: And opposed? Motion carries.

25 We stand adjourned. Thank you, everyone, for your

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time and attention.

(Meeting adjourned at 10:26 a.m.)

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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 this 14th day of April, 2020.

Laurie Maryl Jonas

Laurie Maryl Jonas, RMR & Notary Public.
My commission expires January 6, 2022.

<p>MAYOR WILDER: [45] MR. DEORIO: [26] MR. MCCORT: [5] 3/20 7/22 17/20 17/23 20/9 MR. PETERS: [5] 3/10 4/8 6/20 7/12 20/19 MR. REVOLDT: [16] 3/14 6/16 6/24 7/16 12/14 14/10 14/20 14/24 15/2 18/16 18/25 19/9 19/13 20/15 21/4 21/18 MR. YOUNG: [1] 20/21 MR. ZEPP: [5] 3/16 7/18 15/3 17/6 20/13 MS. ALABACK: [13] 3/22 7/4 7/24 12/8 12/18 14/19 14/22 15/1 16/5 18/21 19/2 19/24 20/7 MS. NICHOLSON: [5] 3/18 4/9 7/20 20/11 21/20</p>	<p>330.928.1418 [1] 1/24 4 430 [2] 8/3 8/9 5 50 [1] 6/4 523 [3] 4/20 5/3 8/21 9 90 [1] 9/14 9:06 [2] 1/17 3/3 A a.m [2] 1/17 22/3 able [5] 6/12 13/13 14/2 16/2 16/24 about [2] 8/21 16/16 absorb [1] 5/14 abstentions [1] 4/15 accept [1] 3/25 account [2] 14/21 14/23 acquire [1] 8/12 acquired [5] 5/3 5/16 8/8 8/9 9/1 acquiring [3] 9/2 9/21 10/10 acquisition [1] 14/12 acquisitions [1] 19/21 acting [2] 10/23 12/25 action [3] 19/19 21/14 23/13 actions [1] 5/2 activity [1] 14/7 actually [2] 16/7 19/9 add [1] 6/13 addition [1] 14/6 additional [2] 6/13 14/1 adjourn [1] 21/16 adjourned [2] 21/25 22/3 administer [1] 14/21 Administration [1] 2/4 advantage [1] 5/20 advisable [1] 11/9 advised [1] 9/10 affiliated [1] 23/14 affixed [1] 23/16 affordable [1] 17/17 afterwards [1] 23/7 again [1] 19/16 agenda [1] 4/25 ago [1] 5/4 agreed [1] 10/25 agrees [1] 6/20 ahead [1] 17/17 Aided [1] 23/8 aides [1] 19/1 Akron [1] 1/24 Alaback [6] 2/5 3/21 7/5 7/23 12/11 20/6</p>	<p>all [12] 10/14 10/16 12/22 13/4 14/2 15/12 15/14 18/19 18/24 19/5 21/10 21/21 allow [1] 21/10 allows [1] 8/23 along [2] 14/2 16/10 already [1] 5/3 also [2] 18/8 18/9 always [1] 18/14 am [3] 23/11 23/14 23/14 amortization [1] 12/17 ample [1] 13/21 another [1] 16/23 answer [1] 12/5 any [13] 4/1 4/11 4/15 4/15 7/6 11/23 12/5 12/19 14/8 15/18 19/19 20/22 23/12 Anybody [1] 6/15 anything [2] 5/13 11/17 anyway [1] 16/23 apartments [1] 9/15 APPEARANCES [1] 2/1 application [2] 6/6 6/25 apply [1] 6/22 approached [2] 5/7 15/16 appropriate [1] 9/12 approval [2] 4/13 7/8 approved [1] 6/2 approximately [2] 8/7 9/24 APRIL [4] 1/5 1/16 3/2 23/17 April 7 [1] 3/2 are [6] 4/23 10/2 12/25 15/25 16/9 21/13 around [1] 14/3 as [14] 5/2 5/2 5/23 8/6 8/8 9/12 10/23 11/16 11/18 12/24 12/25 13/7 13/24 23/15 ask [1] 19/2 asked [4] 10/8 12/11 14/3 15/16 assets [1] 16/4 assigns [1] 5/25 assistance [1] 6/23 assume [1] 19/3 attempt [1] 16/17 attention [1] 22/1 attorney [2] 10/13 23/12 auction [2] 5/5 5/18 authorization [1] 13/23 automatically [1] 15/19 available [3] 5/21 6/12</p>	<p>16/4 aware [2] 9/18 18/8 aye [6] 4/13 4/14 21/10 21/11 21/22 21/23 B back [6] 13/10 13/21 15/6 15/12 15/23 21/13 balance [1] 14/17 balloon [2] 12/13 12/15 bank [4] 10/23 12/25 16/6 16/7 banking [1] 6/10 base [2] 11/22 19/2 based [1] 13/8 basically [1] 10/5 basis [3] 10/5 10/20 10/22 be [34] because [1] 18/7 become [1] 6/12 bedrooms [1] 9/11 been [7] 4/12 4/16 5/4 10/7 13/14 15/14 18/14 before [3] 11/10 12/1 21/15 beginning [1] 13/25 behalf [1] 10/14 being [4] 6/6 10/11 17/14 17/16 believe [2] 8/7 12/16 better [1] 18/5 between [1] 9/15 beyond [1] 14/14 bill [1] 5/25 bit [2] 4/20 8/13 blighted [1] 5/15 board [7] 6/8 10/18 11/11 11/18 11/21 11/25 15/17 board's [2] 12/1 16/17 bought [2] 5/6 9/3 bring [2] 4/22 8/4 bringing [1] 8/13 brings [1] 17/13 building [6] 5/8 5/9 6/2 10/1 12/19 14/13 business [9] 5/12 9/21 9/23 10/1 10/2 11/13 13/14 18/5 21/15 businesses [1] 13/11 businessperson [1] 11/12 buyer [9] 10/15 11/14 11/22 13/12 15/6 15/15 16/18 17/24 18/13 C call [5] 3/7 7/7 7/8 20/4 21/7 called [1] 18/22 Calling [2] 3/3 3/8</p>	<p>can [3] 17/4 17/20 20/3 CANTON [14] 1/1 1/11 1/15 1/16 1/24 9/23 9/23 13/17 13/19 13/19 13/20 19/4 19/8 23/16 caption [1] 23/10 care [1] 6/21 carried [1] 4/16 carries [3] 7/25 21/12 21/24 carrying [1] 11/7 case [1] 8/22 cash [1] 17/24 certify [4] 23/7 23/10 23/11 23/14 Chairman [1] 2/10 change [1] 16/6 changes [1] 4/1 check [1] 11/15 CIC [22] 2/3 2/4 2/6 2/9 3/4 5/3 5/16 5/25 6/6 8/8 10/14 10/16 10/22 14/22 15/8 16/3 16/12 16/13 16/14 17/10 20/25 21/16 city [5] 1/1 1/15 2/2 5/7 13/5 Civil [1] 23/15 claim [1] 13/7 closing [1] 5/17 code [1] 8/14 come [5] 10/5 13/16 13/18 13/19 21/15 comfortable [1] 13/12 coming [1] 9/4 comment [1] 17/21 comments [1] 7/6 commission [4] 5/22 6/3 6/23 23/20 commissioned [1] 23/7 community [4] 1/2 1/12 3/3 19/12 company [2] 12/18 17/3 Computer [1] 23/8 Computer-Aided [1] 23/8 concern [1] 18/8 concerns [1] 14/9 condemned [1] 5/10 condition [1] 8/14 conditional [1] 8/25 conditions [1] 10/15 considerations [1] 14/11 consulted [1] 9/8 consulting [1] 11/13 contiguous [1] 6/11 contract [13] 10/10 10/12 10/14 10/20 10/21 11/8 11/23 12/20 12/21 13/8 15/11 17/23</p>
<p>\$ \$1,243.05 [1] 11/3 \$600 [2] 9/11 9/16 \$9,000 [1] 5/17 1 1 percent [1] 19/11 1,243.05 [1] 11/4 1/2 [1] 19/8 10 percent [2] 11/2 11/5 10:26 [1] 22/3 120 [1] 9/14 145 [1] 1/15 14th [1] 23/17 15 [3] 10/2 12/12 12/15 15-year [1] 12/16 18,000 [1] 5/18 190,000 [1] 8/10 2 20 [4] 9/24 9/25 18/18 18/24 20,000 [1] 11/5 200,000 [1] 11/1 2018 [1] 8/7 2020 [6] 1/5 1/16 3/2 3/25 4/17 23/17 2022 [1] 23/20 25 [2] 18/19 19/14 27 [2] 3/25 4/17 28 [1] 23/15 3 3 percent [2] 11/4 11/4 330.492.4221 [1] 1/24</p>	<p>330.928.1418 [1] 1/24 4 430 [2] 8/3 8/9 5 50 [1] 6/4 523 [3] 4/20 5/3 8/21 9 90 [1] 9/14 9:06 [2] 1/17 3/3 A a.m [2] 1/17 22/3 able [5] 6/12 13/13 14/2 16/2 16/24 about [2] 8/21 16/16 absorb [1] 5/14 abstentions [1] 4/15 accept [1] 3/25 account [2] 14/21 14/23 acquire [1] 8/12 acquired [5] 5/3 5/16 8/8 8/9 9/1 acquiring [3] 9/2 9/21 10/10 acquisition [1] 14/12 acquisitions [1] 19/21 acting [2] 10/23 12/25 action [3] 19/19 21/14 23/13 actions [1] 5/2 activity [1] 14/7 actually [2] 16/7 19/9 add [1] 6/13 addition [1] 14/6 additional [2] 6/13 14/1 adjourn [1] 21/16 adjourned [2] 21/25 22/3 administer [1] 14/21 Administration [1] 2/4 advantage [1] 5/20 advisable [1] 11/9 advised [1] 9/10 affiliated [1] 23/14 affixed [1] 23/16 affordable [1] 17/17 afterwards [1] 23/7 again [1] 19/16 agenda [1] 4/25 ago [1] 5/4 agreed [1] 10/25 agrees [1] 6/20 ahead [1] 17/17 Aided [1] 23/8 aides [1] 19/1 Akron [1] 1/24 Alaback [6] 2/5 3/21 7/5 7/23 12/11 20/6</p>	<p>all [12] 10/14 10/16 12/22 13/4 14/2 15/12 15/14 18/19 18/24 19/5 21/10 21/21 allow [1] 21/10 allows [1] 8/23 along [2] 14/2 16/10 already [1] 5/3 also [2] 18/8 18/9 always [1] 18/14 am [3] 23/11 23/14 23/14 amortization [1] 12/17 ample [1] 13/21 another [1] 16/23 answer [1] 12/5 any [13] 4/1 4/11 4/15 4/15 7/6 11/23 12/5 12/19 14/8 15/18 19/19 20/22 23/12 Anybody [1] 6/15 anything [2] 5/13 11/17 anyway [1] 16/23 apartments [1] 9/15 APPEARANCES [1] 2/1 application [2] 6/6 6/25 apply [1] 6/22 approached [2] 5/7 15/16 appropriate [1] 9/12 approval [2] 4/13 7/8 approved [1] 6/2 approximately [2] 8/7 9/24 APRIL [4] 1/5 1/16 3/2 23/17 April 7 [1] 3/2 are [6] 4/23 10/2 12/25 15/25 16/9 21/13 around [1] 14/3 as [14] 5/2 5/2 5/23 8/6 8/8 9/12 10/23 11/16 11/18 12/24 12/25 13/7 13/24 23/15 ask [1] 19/2 asked [4] 10/8 12/11 14/3 15/16 assets [1] 16/4 assigns [1] 5/25 assistance [1] 6/23 assume [1] 19/3 attempt [1] 16/17 attention [1] 22/1 attorney [2] 10/13 23/12 auction [2] 5/5 5/18 authorization [1] 13/23 automatically [1] 15/19 available [3] 5/21 6/12</p>	<p>16/4 aware [2] 9/18 18/8 aye [6] 4/13 4/14 21/10 21/11 21/22 21/23 B back [6] 13/10 13/21 15/6 15/12 15/23 21/13 balance [1] 14/17 balloon [2] 12/13 12/15 bank [4] 10/23 12/25 16/6 16/7 banking [1] 6/10 base [2] 11/22 19/2 based [1] 13/8 basically [1] 10/5 basis [3] 10/5 10/20 10/22 be [34] because [1] 18/7 become [1] 6/12 bedrooms [1] 9/11 been [7] 4/12 4/16 5/4 10/7 13/14 15/14 18/14 before [3] 11/10 12/1 21/15 beginning [1] 13/25 behalf [1] 10/14 being [4] 6/6 10/11 17/14 17/16 believe [2] 8/7 12/16 better [1] 18/5 between [1] 9/15 beyond [1] 14/14 bill [1] 5/25 bit [2] 4/20 8/13 blighted [1] 5/15 board [7] 6/8 10/18 11/11 11/18 11/21 11/25 15/17 board's [2] 12/1 16/17 bought [2] 5/6 9/3 bring [2] 4/22 8/4 bringing [1] 8/13 brings [1] 17/13 building [6] 5/8 5/9 6/2 10/1 12/19 14/13 business [9] 5/12 9/21 9/23 10/1 10/2 11/13 13/14 18/5 21/15 businesses [1] 13/11 businessperson [1] 11/12 buyer [9] 10/15 11/14 11/22 13/12 15/6 15/15 16/18 17/24 18/13 C call [5] 3/7 7/7 7/8 20/4 21/7 called [1] 18/22 Calling [2] 3/3 3/8</p>	<p>can [3] 17/4 17/20 20/3 CANTON [14] 1/1 1/11 1/15 1/16 1/24 9/23 9/23 13/17 13/19 13/19 13/20 19/4 19/8 23/16 caption [1] 23/10 care [1] 6/21 carried [1] 4/16 carries [3] 7/25 21/12 21/24 carrying [1] 11/7 case [1] 8/22 cash [1] 17/24 certify [4] 23/7 23/10 23/11 23/14 Chairman [1] 2/10 change [1] 16/6 changes [1] 4/1 check [1] 11/15 CIC [22] 2/3 2/4 2/6 2/9 3/4 5/3 5/16 5/25 6/6 8/8 10/14 10/16 10/22 14/22 15/8 16/3 16/12 16/13 16/14 17/10 20/25 21/16 city [5] 1/1 1/15 2/2 5/7 13/5 Civil [1] 23/15 claim [1] 13/7 closing [1] 5/17 code [1] 8/14 come [5] 10/5 13/16 13/18 13/19 21/15 comfortable [1] 13/12 coming [1] 9/4 comment [1] 17/21 comments [1] 7/6 commission [4] 5/22 6/3 6/23 23/20 commissioned [1] 23/7 community [4] 1/2 1/12 3/3 19/12 company [2] 12/18 17/3 Computer [1] 23/8 Computer-Aided [1] 23/8 concern [1] 18/8 concerns [1] 14/9 condemned [1] 5/10 condition [1] 8/14 conditional [1] 8/25 conditions [1] 10/15 considerations [1] 14/11 consulted [1] 9/8 consulting [1] 11/13 contiguous [1] 6/11 contract [13] 10/10 10/12 10/14 10/20 10/21 11/8 11/23 12/20 12/21 13/8 15/11 17/23</p>

<p>C</p> <p>contract... [1] 23/15 contracted [1] 10/12 contracts [1] 13/3 conversation [4] 16/4 17/11 17/12 18/12 copy [2] 11/22 12/2 CORPORATION [3] 1/2 1/12 3/4 correct [4] 12/16 14/18 14/25 23/9 corrections [1] 4/2 costs [2] 5/17 6/4 could [11] 6/12 7/3 8/15 9/5 10/7 12/3 12/6 12/14 13/5 15/23 21/2 Council [2] 2/9 2/10 counsel [2] 13/8 23/12 County [4] 5/21 6/22 6/25 23/4 couple [1] 6/1 court [3] 1/24 4/6 23/14 cover [1] 11/21 create [1] 19/15 credit [1] 11/15 currently [1] 20/22 cut [1] 20/21</p>	<p>direction [3] 6/8 11/19 12/6 Director [3] 2/4 2/5 2/7 discuss [2] 8/19 16/18 discussion [7] 4/11 4/12 7/6 8/3 15/14 17/9 17/18 discussions [1] 11/24 disposition [1] 8/3 District [1] 13/24 do [22] 5/8 5/13 5/16 5/20 6/5 7/7 7/7 8/19 9/20 10/3 10/19 11/14 11/21 12/18 15/8 15/10 15/24 16/19 17/1 17/5 23/7 23/14 Does [1] 16/12 doing [3] 10/17 14/1 19/3 don't [13] 11/17 13/13 14/14 14/15 15/10 15/19 15/24 16/5 16/8 17/1 17/2 17/8 17/17 done [2] 6/16 13/23 doublecheck [1] 3/5 down [7] 6/19 11/2 11/5 11/8 11/20 12/2 13/4 draft [1] 10/13 drawn [1] 11/23 driving [1] 14/11 due [2] 11/14 11/18 duly [1] 23/6 duration [1] 20/24 during [1] 10/1</p>	<p>eviction [1] 13/9 execute [1] 10/25 executed [1] 9/15 executive [9] 4/25 16/16 19/22 19/23 20/4 20/24 20/25 21/2 21/13 expertise [1] 10/12 expires [1] 23/20 extent [1] 9/5</p>	<p>gone [2] 15/5 18/7 good [6] 3/1 3/21 17/6 17/13 18/10 19/10 got [1] 12/2 gotten [1] 8/25 grandfathered [4] 5/11 8/22 9/3 9/17 great [1] 12/10 guess [2] 15/6 18/17</p>	<p>improvements [2] 12/19 12/22 inaudible [1] 4/3 inclination [1] 12/1 income [1] 18/21 incorporated [1] 10/15 independent [1] 11/12 individual [2] 9/13 17/7 individuals [1] 10/2 information [3] 16/25 17/4 19/22 inhabited [1] 8/15 input [1] 12/5 inquiry [1] 17/2 inside [1] 18/19 installment [2] 13/2 13/8 insurance [1] 17/14 interest [6] 11/3 11/4 17/15 17/15 17/16 18/1 interested [7] 9/21 10/9 15/12 15/16 16/1 17/3 23/12 intricacy [1] 8/20 involve [1] 9/25 is [39] issue [2] 17/18 18/9 it [47] it's [15] 4/12 6/2 9/11 9/23 9/24 10/6 12/12 12/24 12/25 14/5 15/17 18/1 18/7 19/14 20/23 item [3] 4/18 4/24 8/2 its [4] 5/11 5/24 6/14 8/21</p>
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