

CITY OF NORTH CANTON, OHIO  
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF  
APRIL 12, 2023, 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 Wednesday, April 12, 2023, 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
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Jennifer Cross, Administrative Specialist

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1                   MAYOR WILDER: This is Steve Wilder calling  
2                   to order the Community Improvement Corporation of the  
3                   City of North Canton for a meeting on Wednesday,  
4                   April 12, 2023, at 9 a.m. here at North Canton City  
5                   Hall.

6                   Miss Cross, will you please call the roll  
7                   call.

8                   MS. CROSS: Yes, sir.

9                   Stephan Wilder.

10                  MAYOR WILDER: Present.

11                  MS. CROSS: Patrick DeOrio.

12                  MR. DEORIO: Here.

13                  MS. CROSS: Jina Alaback.

14                  MS. ALABACK: Here.

15                  MS. CROSS: Wayne Boyer.

16                  MR. BOYER: Here.

17                  MS. CROSS: Ryan Grossschmidt.

18                  MR. GROSSCHMIDT: Here.

19                  MS. CROSS: Timothy McCort.

20                  MR. MCCORT: Here.

21                  MS. CROSS: Jon Zepp.

22                  MR. ZEPP: Here.

23                  MS. CROSS: And Matthew Stroia and Daryl

24                  Revoldt are both absent.

25                  MAYOR WILDER: Need a motion to excuse those

1 two gentlemen from our meeting today.

2 MR. DEORIO: I'll move.

3 MAYOR WILDER: May I have a second?

4 MR. MCCORT: Second.

5 MAYOR WILDER: All in favor, say "aye." Any  
6 discussion? Any abstentions? All in favor, say  
7 "aye."

8 ("Aye" in unison.)

9 MAYOR WILDER: Motion approved to excuse  
10 those two gentlemen. Thank you.

11 Item No. 3 on our agenda today is the  
12 approval of the minutes from February 17, 2023.  
13 Those are -- have been sent electronically and may I  
14 have a motion to accept and approve the minutes from  
15 February 17, 2023.

16 MR. DEORIO: So moved.

17 MAYOR WILDER: May I have a second.

18 MR. GROSSCHMIDT: I'll second.

19 MAYOR WILDER: Any discussion, additions,  
20 deletions to be made to the minutes? If not, all in  
21 favor, say "aye."

22 ("Aye" in unison.)

23 MAYOR WILDER: Opposed? Any abstentions?  
24 Motion carries for the approval. Thank you very  
25 much.

1                   On Item No. 4, we will seek a motion to move  
2                   into executive session for discussion of acquisition  
3                   and disposition of property.

4                   MR. DEORIO: I would move that -- I would  
5                   move that the board go into executive session, and  
6                   would include all members and the director, our legal  
7                   counsel, and all others be excused.

8                   MAYOR WILDER: Very well. May I have a roll  
9                   call vote to move into executive session.

10                  MR. BOYER: You need a second.

11                  MAYOR WILDER: I need a second. I'm sorry.

12                  MS. ALABACK: Second.

13                  MAYOR WILDER: Second by Miss Alaback.

14                  Roll call for approval.

15                  MS. CROSS: Stephan Wilder.

16                  MAYOR WILDER: Yes.

17                  MS. CROSS: Patrick DeOrio.

18                  MR. DEORIO: Yes.

19                  MS. CROSS: Jina Alaback.

20                  MS. ALABACK: Yes.

21                  MS. CROSS: Wayne Boyer.

22                  MR. BOYER: I'm not a voting member.

23                  MS. CROSS: Not a voting member. My  
24                  apologies.

25                  Ryan Grossschmidt.

1 MR. GROSSCHMIDT: Yes.

2 MS. CROSS: Tim McCort.

3 MR. MCCORT: Yes.

4 MS. CROSS: Jon Zepp.

5 MR. ZEPP: Yes.

6 MAYOR WILDER: Very well. Motion carries.

7 We'll move now into executive session. Thank you.

8 (CIC into executive session.)

9 MAYOR WILDER: All right. This is Steve  
10 Wilder asking for a motion -- or no action was taken  
11 during the executive session. However, I do need a  
12 motion to come out of executive session, and I'll  
13 need a roll call vote on that.

14 MR. DEORIO: Well, I'll make a motion that we  
15 adjourn from executive session and further note that  
16 no action was taken.

17 MAYOR WILDER: Well, that's fine. That  
18 motion is on the floor. May I have a second to that.

19 MR. MCCORT: Second.

20 MS. CROSS: Roll call?

21 MAYOR WILDER: Yes. Roll call vote, please.

22 MS. CROSS: Stephan Wilder.

23 MAYOR WILDER: Yes.

24 MS. CROSS: Patrick DeOrio.

25 MR. DEORIO: Yes.

1 MS. CROSS: Jina Alaback.

2 MS. ALABACK: Yes.

3 MS. CROSS: Ryan Grosschmidt.

4 MR. GROSSCHMIDT: Yes.

5 MS. CROSS: Timothy McCort.

6 MR. MCCORT: Yes.

7 MS. CROSS: Jon Zepp.

8 MR. ZEPP: Yes.

9 MAYOR WILDER: Any objections? Motion  
10 carries.

11 We are now back into our North Canton regular  
12 meeting of the CIC. As we still continue under new  
13 business, is there anything else that could come  
14 before the board for discussion?

15 MR. DEORIO: I would like to make a motion --  
16 for purposes of disposition of property that the CIC  
17 owns, I would -- I would make a motion that the  
18 remaining 3.59 acres of property that the CIC owns on  
19 North Main Street that was previously known as the  
20 Kmart parcels constitute the two remaining outlots,  
21 that the CIC enter into a sales agreement for the  
22 disposition of this acreage to MAGG North Canton.

23 MAYOR WILDER: Very fine. We have a motion  
24 on the floor. May I have a second to that motion.

25 MS. ALABACK: Second.

1                   MAYOR WILDER: Very fine. Seconded.

2                   Is there any other discussion on that issue?

3                   MR. DEORIO: So these 3.59 acres --

4                   MAYOR WILDER: Thank you.

5                   MR. DEORIO: -- the two remaining outlots,  
6 former properties out there, it actually is two of  
7 the original parcels, the original parcel owned by  
8 Seritage, there's an outlot on that ground of that  
9 parcel, and then the other parcel that was acquired  
10 originally was 15 acres owned by Kmart Corporation  
11 which was in a bankruptcy proceeding and there's the  
12 frontage outlots on that parcel that are the ones  
13 that are in question here. And once this transaction  
14 is complete, this would constitute the full  
15 disposition of all the Kmart property that was  
16 acquired for redevelopment by the CIC.

17                   MAYOR WILDER: All right. We're looking at  
18 3.59 acres up there. Any other comments or  
19 discussion points? Very well. I'll call for a  
20 motion to approve. Roll call, please, on this.

21                   MS. CROSS: Stephan Wilder.

22                   MAYOR WILDER: I approve, yes.

23                   MS. CROSS: Jina Alaback.

24                   MS. ALABACK: Yes.

25                   MS. CROSS: Patrick DeOrio.



1 MR. DEORIO: Yes.

2 MS. CROSS: Ryan Grosschmidt.

3 MR. GROSSCHMIDT: Yes.

4 MS. CROSS: Tim McCort.

5 MR. MCCORT: Yes.

6 MS. CROSS: Jon Zepp.

7 MR. ZEPP: Yes.

8 MAYOR WILDER: Sounds like the yeses have it.

9 MS. CROSS: Mayor, if you would like to  
10 start.

11 MAYOR WILDER: That motion is approved.

12 MS. CROSS: Sign the resolution. Thank you  
13 all very much.

14 MAYOR WILDER: Very well. Since -- with the  
15 approval of the resolution, anything else to come  
16 before the board?

17 MR. DEORIO: I would offer a motion to  
18 adjourn, if the chair would so entertain it.

19 MAYOR WILDER: Chairman so entertains. May I  
20 have a second to adjourn.

21 MR. GROSSCHMIDT: I will second.

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

23 ("Aye" in unison.)

24 MAYOR WILDER: Opposed? We stand adjourned.

25 Thanks very much for your input today. I know we

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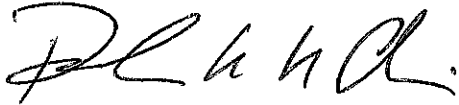
covered a lot of information.

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(Meeting adjourned at 10:34 a.m.)

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Attest:



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Patrick A. DeOrio, Secretary  
North Canton Community  
Improvement Corporation



<p style="text-align: center;"><b>A</b></p> <p><b>a.m</b> 1:18 3:4                      10:3  <b>absent</b> 3:24  <b>abstentions</b> 4:6                      4:23  <b>accept</b> 4:14  <b>acquired</b> 8:9,16  <b>acquisition</b> 5:2  <b>acreage</b> 7:22  <b>acres</b> 7:18 8:3,10                      8:18  <b>action</b> 6:10,16                      11:13  <b>additions</b> 4:19  <b>adjourn</b> 6:15                      9:18,20  <b>adjourned</b> 9:24                      10:3  <b>Administrative</b>                      2:9  <b>affiliated</b> 11:14  <b>affixed</b> 11:16  <b>agenda</b> 4:11  <b>agreement</b> 7:21  <b>Akron</b> 1:24  <b>Alaback</b> 2:4                      3:13,14 5:12                      5:13,19,20 7:1                      7:2,25 8:23,24  <b>apologies</b> 5:24  <b>APPEARANC...</b>                      2:1  <b>approval</b> 4:12                      4:24 5:14 9:15  <b>approve</b> 4:14                      8:20,22  <b>approved</b> 4:9                      9:11  <b>April</b> 1:7,18 3:4                      11:17  <b>asking</b> 6:10  <b>Attest</b> 10:7  <b>attorney</b> 11:12  <b>aye</b> 4:5,7,8,21,22</p>	<p>9:22,23</p> <p style="text-align: center;"><b>B</b></p> <p><b>B</b> 2:2  <b>back</b> 7:11  <b>bankruptcy</b>                      8:11  <b>board</b> 5:5 7:14                      9:16  <b>Boyer</b> 2:5 3:15                      3:16 5:10,21                      5:22  <b>business</b> 7:13</p> <p style="text-align: center;"><b>C</b></p> <p><b>C</b> 11:1,1  <b>call</b> 3:6,7 5:9,14                      6:13,20,21                      8:19,20  <b>calling</b> 3:1  <b>Canton</b> 1:1,13                      1:17,18,24 3:3                      3:4 7:11,22                      10:9 11:16  <b>caption</b> 11:10  <b>carries</b> 4:24 6:6                      7:10  <b>certify</b> 11:7,10                      11:11,14  <b>chair</b> 9:18  <b>Chairman</b> 9:19  <b>CIC</b> 6:8 7:12,16                      7:18,21 8:16  <b>City</b> 1:1,17 3:3,4  <b>Civil</b> 11:15  <b>come</b> 6:12 7:13                      9:15  <b>comments</b> 8:18  <b>commission</b>                      11:19  <b>commissioned</b>                      11:7  <b>Community</b> 1:2                      1:14 3:2 10:9  <b>complete</b> 8:14</p>	<p><b>Computer-Ai...</b>                      11:8  <b>constitute</b> 7:20                      8:14  <b>continue</b> 7:12  <b>contract</b> 11:15  <b>Corporation</b> 1:2                      1:14 3:2 8:10                      10:10  <b>correct</b> 11:9  <b>counsel</b> 5:7                      11:12  <b>COUNTY</b> 11:4  <b>court</b> 1:24 11:14  <b>covered</b> 10:1  <b>Cross</b> 2:9 3:6,8                      3:11,13,15,17                      3:19,21,23                      5:15,17,19,21                      5:23 6:2,4,20                      6:22,24 7:1,3,5                      7:7 8:21,23,25                      9:2,4,6,9,12</p> <p style="text-align: center;"><b>D</b></p> <p><b>Daryl</b> 3:23  <b>day</b> 11:17  <b>defined</b> 11:15  <b>deletions</b> 4:20  <b>DeOrio</b> 2:3 3:11                      3:12 4:2,16 5:4                      5:17,18 6:14                      6:24,25 7:15                      8:3,5,25 9:1,17                      10:9  <b>director</b> 5:6  <b>discussion</b> 4:6                      4:19 5:2 7:14                      8:2,19  <b>disposition</b> 5:3                      7:16,22 8:15  <b>duly</b> 11:6</p> <p style="text-align: center;"><b>E</b></p> <p><b>E</b> 2:4 11:1,1</p>	<p><b>electronically</b>                      4:13  <b>employee</b> 11:12  <b>enter</b> 7:21  <b>entertain</b> 9:18  <b>entertains</b> 9:19  <b>event</b> 11:12  <b>excuse</b> 3:25 4:9  <b>excused</b> 5:7  <b>executive</b> 5:2,5,9                      6:7,8,11,12,15  <b>expires</b> 11:19</p> <p style="text-align: center;"><b>F</b></p> <p><b>F</b> 11:1  <b>favor</b> 4:5,6,21                      9:22  <b>February</b> 4:12                      4:15  <b>financially</b>                      11:12  <b>fine</b> 6:17 7:23                      8:1  <b>firm</b> 11:14  <b>floor</b> 6:18 7:24  <b>foregoing</b> 11:8                      11:10  <b>former</b> 8:6  <b>frontage</b> 8:12  <b>full</b> 8:14  <b>further</b> 6:15                      11:10,11,14</p> <p style="text-align: center;"><b>G</b></p> <p><b>gentlemen</b> 4:1                      4:10  <b>go</b> 5:5  <b>Grosschmidt</b> 2:8                      3:17,18 4:18                      5:25 6:1 7:3,4                      9:2,3,21  <b>ground</b> 8:8</p> <p style="text-align: center;"><b>H</b></p> <p><b>Hall</b> 1:17 3:5</p>	<p><b>hand</b> 11:16  <b>hereunto</b> 11:16</p> <p style="text-align: center;"><b>I</b></p> <p><b>Improvement</b>                      1:2,14 3:2                      10:10  <b>include</b> 5:6  <b>information</b>                      10:1  <b>input</b> 9:25  <b>interested</b> 11:12  <b>issue</b> 8:2  <b>Item</b> 4:11 5:1</p> <p style="text-align: center;"><b>J</b></p> <p><b>January</b> 11:19  <b>Jennifer</b> 2:9  <b>Jina</b> 2:4 3:13                      5:19 7:1 8:23  <b>Jon</b> 2:7 3:21 6:4                      7:7 9:6  <b>Jonas</b> 1:15 11:6                      11:19</p> <p style="text-align: center;"><b>K</b></p> <p><b>Kmart</b> 7:20 8:10                      8:15  <b>know</b> 9:25  <b>known</b> 7:19</p> <p style="text-align: center;"><b>L</b></p> <p><b>Laurie</b> 1:15 11:6                      11:19  <b>legal</b> 5:6  <b>looking</b> 8:17  <b>lot</b> 10:1</p> <p style="text-align: center;"><b>M</b></p> <p><b>MAGG</b> 7:22  <b>Main</b> 1:17 7:19  <b>Maryl</b> 1:15 11:6                      11:19  <b>Matthew</b> 3:23  <b>Mayor</b> 3:1,10,25                      4:3,5,9,17,19</p>
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4:23 5:8,11,13 5:16 6:6,9,17 6:21,23 7:9,23 8:1,4,17,22 9:8 9:9,11,14,19 9:22,24 <b>McCort</b> 2:6 3:19 3:20 4:4 6:2,3 6:19 7:5,6 9:4 9:5 <b>means</b> 11:8 <b>meeting</b> 1:7 3:3 4:1 7:12 10:3 11:7,10 <b>member</b> 2:5,6,7 2:8 5:22,23 <b>members</b> 5:6 <b>Merit</b> 1:15 11:6 <b>minutes</b> 4:12,14 4:20 <b>motion</b> 3:25 4:9 4:14,24 5:1 6:6 6:10,12,14,18 7:9,15,17,23 7:24 8:20 9:11 9:17 <b>move</b> 4:2 5:1,4,5 5:9 6:7 <b>moved</b> 4:16	<b>offer</b> 9:17 <b>office</b> 11:16 <b>Ohio</b> 1:1,16,18 11:3,6,16 <b>once</b> 8:13 <b>ones</b> 8:12 <b>Opposed</b> 4:23 9:24 <b>order</b> 3:2 <b>original</b> 8:7,7 <b>originally</b> 8:10 <b>outlot</b> 8:8 <b>outlots</b> 7:20 8:5 8:12 <b>owned</b> 8:7,10 <b>owns</b> 7:17,18	<b>qualified</b> 11:7 <b>question</b> 8:13	6:7,8,11,12,15 <b>set</b> 11:16 <b>Sign</b> 9:12 <b>sir</b> 3:8 <b>sorry</b> 5:11 <b>Sounds</b> 9:8 <b>Specialist</b> 2:9 <b>specified</b> 11:10 <b>SS</b> 11:4 <b>stand</b> 9:24 <b>STARK</b> 11:4 <b>start</b> 9:10 <b>State</b> 1:16 11:3,6 <b>Stenotype</b> 11:7 <b>Stephan</b> 2:2 3:9 5:15 6:22 8:21 <b>Steve</b> 3:1 6:9 <b>Street</b> 1:17 7:19 <b>Stroia</b> 3:23	1:15 <b>unison</b> 4:8,22 9:23
<b>McCort</b> 2:6 3:19 3:20 4:4 6:2,3 6:19 7:5,6 9:4 9:5 <b>means</b> 11:8 <b>meeting</b> 1:7 3:3 4:1 7:12 10:3 11:7,10 <b>member</b> 2:5,6,7 2:8 5:22,23 <b>members</b> 5:6 <b>Merit</b> 1:15 11:6 <b>minutes</b> 4:12,14 4:20 <b>motion</b> 3:25 4:9 4:14,24 5:1 6:6 6:10,12,14,18 7:9,15,17,23 7:24 8:20 9:11 9:17 <b>move</b> 4:2 5:1,4,5 5:9 6:7 <b>moved</b> 4:16	<b>offer</b> 9:17 <b>office</b> 11:16 <b>Ohio</b> 1:1,16,18 11:3,6,16 <b>once</b> 8:13 <b>ones</b> 8:12 <b>Opposed</b> 4:23 9:24 <b>order</b> 3:2 <b>original</b> 8:7,7 <b>originally</b> 8:10 <b>outlot</b> 8:8 <b>outlots</b> 7:20 8:5 8:12 <b>owned</b> 8:7,10 <b>owns</b> 7:17,18	<b>qualified</b> 11:7 <b>question</b> 8:13	6:7,8,11,12,15 <b>set</b> 11:16 <b>Sign</b> 9:12 <b>sir</b> 3:8 <b>sorry</b> 5:11 <b>Sounds</b> 9:8 <b>Specialist</b> 2:9 <b>specified</b> 11:10 <b>SS</b> 11:4 <b>stand</b> 9:24 <b>STARK</b> 11:4 <b>start</b> 9:10 <b>State</b> 1:16 11:3,6 <b>Stenotype</b> 11:7 <b>Stephan</b> 2:2 3:9 5:15 6:22 8:21 <b>Steve</b> 3:1 6:9 <b>Street</b> 1:17 7:19 <b>Stroia</b> 3:23	1:15 <b>unison</b> 4:8,22 9:23
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