

CITY OF NORTH CANTON, OHIO

IN RE:)
)
 NORTH CANTON)
 COMMUNITY IMPROVEMENT)
 CORPORATION MEETING) TRANSCRIPT OF PROCEEDINGS
)

Transcript of Proceedings held before the North Canton Community Improvement Corporation, transcribed from an audio recording by the undersigned, Shannon L. Newhall, a Registered Professional Reporter and Notary Public in and for the State of Ohio, on Tuesday, the 19th day of April, 2022, at 10:00 a.m.

Premier Court Reporting
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1 APPEARANCES:

2 Patrick DeOrio, Secretary

3 Jina Alaback, Treasurer

4 Wayne Boyer, Director of Law

5 Daryl Revoldt, Member

6 Timothy McCort, Member

7 Jon Zepp, Member

8 Ryan Grosschmidt, Member

9 Matthew Stroia, Council President

10 Kelly Hart, Administrative Specialist

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1 MR. DEORIO: Good morning. It is
2 Tuesday, April 19th, 2022. The time is 10:00
3 a.m., and this is the meeting of the North
4 Canton Community Improvement Corporation.
5 This is Patrick DeOrio, secretary, acting as
6 chair of the meeting. The Mayor, president,
7 is unavailable at this time.

8 I'll do a roll call.

9 Zepp.

10 MR. ZEPP: Here.

11 MR. DEORIO: Alaback.

12 MS. ALABACK: Here.

13 MR. DEORIO: McCort.

14 MR. MCCORT: Here.

15 MR. DEORIO: Revoldt.

16 MR. REVOLDT: Here.

17 MR. DEORIO: Boyer.

18 MR. BOYER: Here.

19 MR. DEORIO: Grossschmidt.

20 MR. GROSSCHMIDT: Here.

21 MR. DEORIO: Stroia.

22 MR. STROIA: Here.

23 All right. The first item of business is
24 the approval of minutes. Is there a motion
25 on the floor to approve the minutes from

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March 14th?

MR. REVOLDT: Revoldt will move.

MR. DEORIO: Is there a second?

MR. GROSSCHMIDT: Grossschmidt will
second.

MR. DEORIO: All right. We'll do a voice
vote. All those in favor, signify by saying
"Aye."

MR. REVOLDT: Aye.

MR. DEORIO: Aye.

MS. ALABACK: Aye.

MR. BOYER: Aye.

MR. ZEPP: Aye.

MR. MCCORT: Aye.

MR. GROSSCHMIDT: Aye.

MR. STROIA: Aye.

MR. DEORIO: Opposed?

(No response.)

MR. DEORIO: Motion passes unanimously.

Next item for business, 4A, is an
executive session to discuss real estate
acquisition and disposition. May I have a
motion from the floor to move the body into
executive session?

MR. REVOLDT: Revoldt will move for

1 executive session to discuss the acquisition
2 of property.

3 MR. STROIA: Stroia seconds.

4 MR. DEORIO: It has been moved and
5 seconded. We'll do a roll call vote.

6 Zepp.

7 MR. ZEPP: Yes.

8 MR. DEORIO: Alaback.

9 MS. ALABACK: Yes.

10 MR. DEORIO: McCort.

11 MR. MCCORT: Yes.

12 MR. DEORIO: Revoldt.

13 MR. REVOLDT: Yes.

14 MR. DEORIO: Boyer.

15 MR. BOYER: Yes.

16 MR. DEORIO: Grossschmidt.

17 MR. GROSSCHMIDT: Yes.

18 MR. DEORIO: Stroia.

19 MR. STROIA: Yes.

20 (Inaudible.)

21 (Whereupon, the board entered executive
22 session.)

23 MR. DEORIO: All right. Welcome back.

24 We are coming out of executive session. It
25 is 10:44 a.m. And do we need a motion to end

1 the fact that we are out of executive
2 session?

3 MR. REVOLDT: I motion that we terminate
4 executive session and enter the general
5 session.

6 MR. DEORIO: It has been moved by
7 Revoldt.

8 MR. GROSSCHMIDT: Grossschmidt will
9 second.

10 MR. DEORIO: All those in favor, say
11 "Aye."

12 MR. REVOLDT: Aye.

13 MR. DEORIO: Aye.

14 MR. BOYER: Aye.

15 MR. ALABACK: Aye.

16 MR. ZEPP: Aye.

17 MR. MCCORT: Aye.

18 MR. GROSSCHMIDT: Aye.

19 MR. STROIA: Aye.

20 MR. DEORIO: Opposed?

21 (No response.)

22 MR. BOYER: Let the record reflect that
23 no decisions were made within executive
24 session.

25 MR. DEORIO: Pursuant to Boyer, yes, the

1 record should reflect that no action was
2 taken in the executive session.

3 Moving then onto the regular agenda, 4B,
4 adoption of rules. Okay. So before you, you
5 have a full packet of the -- of the reworked
6 rules. And I'll give you a little history.
7 The rules that were here from before were
8 from 1980. And they were written at a time
9 when the operating landscape of government
10 was different.

11 The operating landscape was very
12 contentious in North Canton. There was the
13 Mayor side of the ledger. There was the
14 Council side of the ledger. And the CIC was
15 structured in a way with appointments that
16 there was (inaudible). And it shouldn't
17 surprise anybody that nothing got done. It
18 sat dormant for a lot of years.

19 And when I came back and I looked at the
20 rules that we had, they seemed to just kind
21 of stop (inaudible). And I never have been
22 able to locate anything beyond what we
23 originated. In relooking at the rules, I
24 don't feel that they contain much of the
25 modern language defined in another 501(c)(3)

1 if you were on it. And I felt that those
2 things would need to be incorporated into
3 this as well.

4 So Wayne Boyer, the Law Director, and
5 myself there, we worked on this now for
6 several months. Wayne did a lot of heavy
7 lifting. Wayne and his firm serve on a
8 number of boards and have tremendous amount
9 of experience with writing the rules for a
10 501(c)(3). So this is all kind of
11 incorporated into that.

12 Before I returned in 2017, there was a
13 change made by the former Law Director that
14 was adopted, that Council gave up its option
15 to appoint a citizen to the board, and in
16 exchange, appointed the Law Director to the
17 board.

18 So since we have gone through our
19 organization, we feel that it would be best
20 that the -- that the -- that the Law Director
21 not be a voting member in the future of this
22 board. In the event we got involved in any
23 sort of litigation and need representation,
24 it's important that the Law Director hasn't
25 cast a vote on a matter that might go to

1 court and the other side would be able to
2 argue that he should be excused. We don't
3 want to -- we don't want our legal team to be
4 excused. We don't want to work with another
5 legal team.

6 So what we are looking to do then as to
7 these rules is that we're replacing that
8 appointment with an appointment by the Mayor.
9 So the -- the Mayor, the Administrator, and
10 then three citizen appointments by the
11 Mayor -- in this case, it would be
12 Grosschmidt and McCort and Zepp -- would make
13 up five appointments to the board. And then
14 we have the President of Council, the
15 economic development director of Council --
16 the chairman of Council -- of the committee,
17 and the Finance Director are the three on
18 that side of the ledger.

19 And we have put in some rules concerning
20 particularly the two Council members.
21 Because there could be a time that I envision
22 where the President of Council is the chair
23 of economic development. And you can't have
24 two votes. I'm sorry. So we have to -- we
25 put in some language then that if that were

1 the case, then the chair of the finance
2 committee would serve in place of that. We
3 want the economic development person on this
4 board. If it happens to be the President of
5 Council, two in one, then we are going to
6 have to bring somebody else in. So that's in
7 there.

8 So then we have upped -- we have cleaned
9 up language. You know, the original rules
10 said that if you wanted -- that in order to,
11 you know, resign from this board or if we had
12 to send out meetings on this board, you know,
13 we could do it by fax. Does anyone do that
14 anymore, outside of the attorneys or the
15 police department? I mean, e-mail wasn't
16 invented in 1980, so that wasn't even
17 mentioned, and texting and all this stuff.

18 And then we addressed the Zoom virtual
19 meetings, and that changing the rules to
20 allow that if someone can't be here, that
21 they could participate via a telephone
22 conference call or a Zoom call kind of thing.
23 So that has been updated.

24 The calling of the meetings and who can
25 call the meeting, much more simplified, and

1 that, you know, how that process is done, how
2 you are notified. You can be notified by any
3 means necessary. Certainly we'll act on your
4 preference. But we just need 24 hours'
5 notice prior to the meeting for us to notify
6 you.

7 Goes over the officers and spells out
8 their duties, what they entail, and the
9 treasurer and secretary.

10 So I'll let -- I'll let Wayne talk more
11 about any of the other things that he would
12 like to stress in there.

13 Yes.

14 MR. REVOLDT: If we could have Wayne
15 (Inaudible) talk about notice to members. I
16 apologize (inaudible). We talk about notice
17 to members. But we need specific reference
18 to notice to the public. I know we got a
19 public attendance in Section 8, but do we
20 make specific reference to the fact that we
21 have to publish notice to the public? I
22 didn't see it. Is it necessary to do it?
23 It's presumed, but I don't see a reference to
24 it.

25 MR. DEORIO: Wayne, I think in the

1 previous version of this, it said -- there
2 was a lot of stuff about -- and this was
3 written in 1980 under a different operating
4 environment, where this was set up and it
5 was, you know, using rules that was borrow --
6 that were borrowed from City Council.

7 So that might have been in that section
8 that was redone, but we certainly can add it
9 to -- we can certainly recommend adding it to
10 the section where it talks about notice, in
11 Section 5.

12 MR. BOYER: Yeah, this is Boyer. I will
13 clarify that in the final version. Because
14 we did have -- to Patrick's point, and I'll
15 jump into what you requested, but I'll talk a
16 few things about. One was, there was a fair
17 amount of language that we had to add really
18 for IRS purposes. They required certain
19 language contained within our articles in
20 order to make certain filings with them that
21 was not present.

22 And so we basically took our -- I'll call
23 it somewhat standard form 501(c)(3) articles
24 and kind of incorporated specific, unique
25 provisions and relate it to -- to our status

1 as the CIC. And so you can certainly clarify
2 that. We do have a section about public
3 attendance, meetings being open to the
4 public, meetings being recorded for public
5 consumption, things of that nature. But in
6 relation to actually having a notice written
7 within the articles, outside of, let's say,
8 our codified ordinances, I'm not sure that
9 that got tied in together. That's certainly
10 a good point, Daryl, on something we can add
11 in.

12 The other thing I would point out, and
13 Patrick alluded to it, is there are a lot of
14 sections in the former articles -- and quite
15 frankly, there were a lot of (inaudible)
16 sections where you read the notice had to be
17 provided by this certain method. And then
18 you go down a page and a half and notice it
19 had to be provided by a completely different
20 method to different people. And so one of
21 the main things we did to clean it up is to
22 make it just one cohesive document, to make
23 it one document that if notice is provided,
24 this is how it's going to be provided. If
25 there is going to be a meeting, this is how

1 the meeting is going to take place, things of
2 that nature.

3 MR. DEORIO: All right. So having said
4 that, why don't you take this home then and
5 look it through, and then Mr. Boyer will work
6 on a -- some language to insert, based on
7 Mr. Revoldt's comments. And then we will
8 reconvene at another meeting and see if we
9 can't finalize this. So I would really like
10 to get this in place within the next week or
11 two. So is that something that we can do,
12 say the first week of May?

13 MR. MCCORT: Do we terminate the other
14 documents then?

15 MR. DEORIO: Pardon?

16 MR. MCCORT: Is there a way to terminate
17 some of the other documents so that we don't
18 have a conflict? You know, because we went
19 through those things before. We've seen
20 those. We looked at them. You know, the --
21 Mayor and other --

22 MR. DEORIO: Yeah.

23 MR. MCCORT: So I just wonder if is it
24 (Inaudible) a previous document or something
25 like that. The other thing -- and

1 (Inaudible). We talked about putting
2 together some guidelines for SCORE. That was
3 created (inaudible).

4 MR. DEORIO: Okay.

5 (Inaudible.)

6 MR. MCCORT: Yeah.

7 MR. DEORIO: Yeah.

8 MS. HART: That was McCort speaking.

9 MR. DEORIO: That was Kelly Hart
10 speaking.

11 Anything else? Do we want to -- yeah, go
12 ahead.

13 MR. REVOLDT: One of the issues that
14 Patrick and I discussed was the use of --
15 restrictions on proceeds, to limit. I
16 strongly discourage the CIC from lending
17 operations. The statement that (inaudible)
18 fixed assets.

19 There is an interest from time to time on
20 Council to -- there is an interest from time
21 to time on Council that pops up to get into
22 the lending business, micro loans, et cetera.
23 The track record is terrible on that. I
24 don't think we necessarily want to encourage
25 -- we want to encourage the CIC to end the

1 lending. We want to buy stuff. (Inaudible.)

2 MR. DEORIO: Wayne, were you working with
3 Ben on something in that regard? I think Ben
4 was working with Daryl trying to come up with
5 something. I don't know if he had reached
6 out to you.

7 MR. BOYER: He had reached out. I don't
8 think that's come to a resolution on that.
9 This is Boyer. You know, the Ohio Revised
10 Code authorizes the CIC to engage in lending,
11 if necessary. And I think we had the
12 conversation last meeting, just because we
13 are authorized to do it doesn't mean we
14 should. You know, just because we can
15 doesn't mean we should for anything.

16 Is that appropriate for the code of
17 regulations for the CIC to address? I'm not
18 so sure it is. It's something I'll have to
19 check on. That's certainly something we can
20 work with with Ben, work with that issue.

21 MR. REVOLDT: Well -- Revoldt here. You
22 know, Patrick, again, is right and referenced
23 the fact that we have the -- currently have
24 the lead set of leadership here. We could
25 have a Mayor who wants to lend money to his

1 friends, and has enough -- has enough juice
2 through his appointments to make that happen.

3 So, again, I think this Mayor, at least
4 you got a little bit of a firewall. Doesn't
5 mean it couldn't be changed. But I think we
6 ought to acknowledge the fact that this sort
7 of behavior does occur. It's not frequency.
8 And we ought to -- we ought to try to wall it
9 off, if we can. We can always change it if
10 you have got a lending opportunity that comes
11 up, but -- that's -- that's bona fide. But
12 at least you have some debate. Certainly can
13 call a public meeting.

14 MR. BOYER: And this is Boyer. And that
15 can be addressed in a number of different
16 ways. You can require more than a quorum or
17 more than a majority to approve some sort of
18 lending. You could require 75 percent,
19 something along those lines, to -- and I'm
20 just spitballing here, but in -- in order to
21 prevent the idea of the three appointees of
22 the Mayor, plus the Mayor, plus one other,
23 let's say, being able to vote that through.

24 MR. REVOLDT: Revoldt here. Stable lend
25 on fixed assets, but it will only come in at

1 a percentage, say 20 percent of the fixed
2 asset project. It's got to have shared
3 first. Again, protections that if the
4 company fails or there is a change in the
5 company.

6 For example, when I went to
7 TechnoGraphics, we put up a \$6 million
8 building. It was financed almost exclusively
9 through two arms of funding; a 166 loan and
10 the auditor (inaudible) fund. We got the
11 building up. It ran for a year. Dee sold
12 it. Well, he had to -- we had to -- we had
13 to pay off those notes. But that ensures
14 that the -- the mechanisms ensured that there
15 was safe (inaudible) to make whole.

16 So I just lay that out there. And,
17 again, I -- I come back to some of the
18 conversations we've had. I'm not sure you
19 were with us.

20 MR. STROIA: I've heard the stories.

21 MR. REVOLDT: Well, we had people who
22 wanted to take I think some of the federal
23 money we got the first time around, to lend
24 it. You know, give micro loans, give it to
25 businesses. Well, we don't want to do that.

1 You want to bleed off your reserve. We don't
2 want to make Jina prematurely gray.

3 MS. ALABACK: Oh, I am. I just color my
4 hair.

5 MR. DEORIO: Well, we don't want to be
6 taking the risk of making the loans and
7 making bad loans, and we don't want to take a
8 risk of having to manage loans, that because
9 of our mismanagement turn into grants. We
10 never get the money back.

11 So, you know, I -- we hear your concern.
12 I think that's something that the -- that the
13 -- our legal counsel will work on, in
14 addition to the superseding issue, in
15 addition to the public notice issue.

16 Are there other issues that we need legal
17 counsel to work on? And if there aren't any
18 at this meeting, that doesn't mean that you
19 can't call him or call me and let me know,
20 and I will relay the messages to make sure
21 that we are. But I would like us to see if
22 we might want to be able to set a meeting
23 time for the first week of May that we can
24 come back to. May 5th is Cinco de Mayo. We
25 could all meet at El Rincon and hold a

1 meeting. Do you want to do May 3rd in the
2 morning? That's Tuesday.

3 MR. BOYER: The 3rd will work better.

4 MR. DEORIO: Let's do Tuesday, May 3rd.

5 And then I'll have a notice sent out that
6 at like --

7 MR. REVOLDT: What time do we think?

8 MR. DEORIO: Is earlier the better?

9 UNIDENTIFIED SPEAKER: 9:00 is good.

10 MR. DEORIO: 9:00? Okay. Ms. Hart, have
11 you got that?

12 MS. HART: Yes.

13 MR. DEORIO: All right. All right.

14 Seeing no other business before us, I will
15 entertain a motion to adjourn.

16 MR. REVOLDT: Revoldt will move.

17 MR. DEORIO: It has been moved.

18 MR. STROIA: Stroia seconds.

19 MR. DEORIO: Stroia seconds. All those
20 in favor, say "aye."

21 MR. REVOLDT: Aye.

22 MR. DEORIO: Aye.

23 MS. ALABACK: Aye.

24 MR. BOYER: Aye.

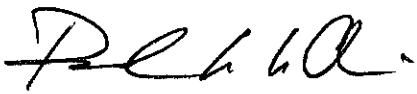
25 MR. ZEPP: Aye.

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MR. GROSSCHMIDT: Aye.
MR. MCCORT: Aye.
MR. STROIA: Aye.
MR. DEORIO: We stand adjourned at 11:04.

(This proceeding adjourned at 11:04 a.m.)

ATTEST:



Patrick DeOrio, Secretary

A	APPEARAN... 2:1 appoint 8:15 appointed 8:16 appointees 17:21 appointment 9:8 9:8 appointments 7:15 9:10,13 17:2 appropriate 16:16 approval 3:24 approve 3:25 17:17 April 1:15 3:2 22:16 argue 9:2 arms 18:9 articles 12:19,23 13:7,14 asset 18:2 assets 15:18 17:25 attendance 11:19 13:3 ATTEST 21:22 attorney 22:11 attorneys 10:14 audio 1:12 22:6 auditor 18:10 authorized 16:13 authorizes 16:10 aye 4:8,9,10,11 4:12,13,14,15 4:16 6:11,12 6:13,14,15,16 6:17,18,19 20:20,21,22,23 20:24,25 21:1 21:2,3	18:17 19:10,24 bad 19:7 based 14:6 basically 12:22 behavior 17:7 Ben 16:3,3,20 best 8:19 22:7 better 20:3,8 beyond 7:22 bit 17:4 bleed 19:1 board 5:21 8:15 8:17,22 9:13 10:4,11,12 boards 8:8 body 4:23 bona 17:11 borrow 12:5 borrowed 12:6 Boyer 2:4 3:17 3:18 4:12 5:14 5:15 6:14,22 6:25 8:4 12:12 12:12 14:5 16:7,9 17:14 17:14 20:3,24 bring 10:6 building 18:8,11 business 3:23 4:20 15:22 20:14 businesses 18:25 buy 16:1	cast 8:25 certain 12:18,20 13:17 certainly 11:3 12:8,9 13:1,9 16:19 17:12 certify 22:5,9,11 22:13 cetera 15:22 chair 3:6 9:22 10:1 chairman 9:16 change 8:13 17:9 18:4 changed 17:5 changing 10:19 check 16:19 CIC 7:14 13:1 15:16,25 16:10 16:17 Cinco 19:24 citizen 8:15 9:10 City 1:1 12:6 Civil 22:14 clarify 12:13 13:1 clean 13:21 cleaned 10:8 code 16:10,16 codified 13:8 cohesive 13:22 color 19:3 come 16:4,8 17:25 18:17 19:24 comes 17:10 coming 5:24 comments 14:7 commission 22:18 commissioned 22:5 committee 9:16 10:2 Community 1:5 1:11 3:4	company 18:4,5 completely 13:19 Computer-Ai... 22:6 concern 19:11 concerning 9:19 conference 10:22 conflict 14:18 consumption 13:5 contain 7:24 contained 12:19 contentious 7:12 contract 22:14 conversation 16:12 conversations 18:18 Corporation 1:6 1:11 3:4 correct 22:7 Council 2:9 7:14 8:14 9:14,15 9:16,20,22 10:5 12:6 15:20,21 counsel 19:13,17 22:11 COUNTY 22:3 court 1:24 9:1 22:13 created 15:3 currently 16:23
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