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CITY OF NORTH CANTON, OHIO

IN RE: )  
 )  
NORTH CANTON VIRTUAL )  
BOARD OF CONTROL )  
MEETING )  
 )  
 ) **TRANSCRIPT OF PROCEEDINGS**  
 )

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Transcript of Proceedings held virtually before  
the North Canton Board of Control, taken by the  
undersigned, Shannon Roberts, a Registered  
Professional Reporter and Notary Public in and for the  
State of Ohio, via teleconference, North Canton, Ohio,  
on Friday, the 1st day of May, 2020, at 9:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, Mayor
- Patrick DeOrio, Director of Administration
- Timothy Fox, Director of Law
- Jina Alaback, Director of Finance
- Benjamin R. Young, Clerk

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1 MR. WILDER: All right. I'd like to call  
2 the North Canton Board of Control virtual  
3 meeting for Friday, May 1st, 2020, at 9:00  
4 a.m. Present in the room is --

5 MR. DEORIO: Roll call.

6 MR. WILDER: We'll have a roll call.  
7 Excuse me.

8 MR. DEORIO: Member Wilder.

9 MR. WILDER: Member Wilder is here.

10 MR. DEORIO: Member Fox.

11 MR. FOX: Here.

12 MR. DEORIO: Member Alaback.

13 MS. ALABACK: Here.

14 MR. DEORIO: Member DeOrio is here.

15 MR. WILDER: All right. Mr. DeOrio, I'm  
16 going to turn the meeting over to you for  
17 your directions.

18 MR. DEORIO: If the Chair would entertain  
19 a motion to approve the minutes from April  
20 7th meeting, that would be appropriate.

21 MR. WILDER: The Chair makes a motion to  
22 accept the minutes from April 7th, 2020.

23 MR. FOX: I'll second.

24 MR. WILDER: A second by Mr. Fox. All in  
25 favor, say "aye."

1 MR. DEORIO: Aye.

2 MR. WILDER: Aye.

3 MR. FOX: Aye.

4 MS. ALABACK: Aye.

5 MR. WILDER: Opposed?

6 (No response.)

7 MR. WILDER: The motion carries for  
8 acceptance of the minutes. Thank you.

9 MR. DEORIO: Okay. In regards to the  
10 second item on the agenda, agreement for  
11 purchase of property as authorized by City  
12 Council, on Wednesday of this week, April  
13 29th, I believe, the City Council met at 5:00  
14 to approve an acquisition of commercial real  
15 estate for property located at 1212 North  
16 Main Street, locally known as the former site  
17 of the United States Postal Service.

18 There is a real estate purchase agreement  
19 that is in place, and it was signed and  
20 executed on March the 25th, countersigned on  
21 March 30th. And we have been, for the last  
22 few weeks, working on getting the closing.  
23 And we have that set for Monday, May the 4th.  
24 The -- we have received wiring instructions,  
25 settlement documents today. The agreed

1 purchase price for this parcel was \$688,000  
2 even; \$688- even.

3 This parcel is part of a potentially  
4 series of parcels where the future home of a  
5 new EMS, fire, and police building would be.  
6 That's the nature of the -- of the purchase.

7 THE REPORTER: I'm having trouble hearing  
8 you, Pat. "That's the nature" --

9 MR. DEORIO: That is the nature of this  
10 purchase.

11 THE REPORTER: Thank you.

12 MR. FOX: Member DeOrio, we want to  
13 discuss the overall --

14 THE REPORTER: I can't hear Tim. Or was  
15 that off the --

16 MR. FOX: I'm asking Member DeOrio if --  
17 if he wanted to discuss the overall plan and  
18 how this purchase comes into this plan, and  
19 perhaps what would happen if -- how we are,  
20 you know, looking at support for that plan.  
21 Is there an alternative should that -- that  
22 not come to fruition?

23 MR. DEORIO: Yes. Thank you, Member Fox.  
24 So in the -- as we look at this, the City has  
25 been working for a couple years now to try

1           and get a -- a need satisfied for a police,  
2           fire, EMS building. The -- there have been  
3           numerous reasons over the past years  
4           expressed as to why we need that. And I  
5           think as we are looking at today's  
6           environment with a global pandemic, it spells  
7           out the urgency even more to protect our  
8           police, fire, and EMS personnel with social  
9           distancing in the place that they do business  
10          and sleep and otherwise reside.

11                 We had engaged an architecture firm to  
12           come up with a design to work with the  
13           various department heads to determine what  
14           are the actual needs, space-wise, how this  
15           would lay out. Drawings have been put  
16           together and consultations made. Through  
17           that process, we determined that a total  
18           acreage of approximately 3 acres would be  
19           needed to house this facility.

20                 In the past, we had received an offer  
21           from the Industrial Realty Group for 3 acres  
22           of ground within the Hoover District. That  
23           proved the -- not a location that the  
24           community would support. So it caused us to  
25           have to start looking elsewhere.

1           In consultation with the chiefs of police  
2           and fire/EMS, it is their strong insistence  
3           that a location be obtained on Main Street,  
4           and that really anywhere on Main Street would  
5           be sufficient; that they couldn't entertain  
6           being, say, on Applegrove or on East Maple or  
7           something like that. It had to be on Main  
8           Street in order to be able to keep their  
9           response times in order.

10           As we began to start to search this out,  
11           it became apparent that there were a few  
12           properties for sale that, if brought together  
13           in the aggregate, would constitute 3 and a  
14           half acres, which would be sufficient --

15           THE REPORTER: Pat, I'm having a really  
16           hard time hearing you guys.

17           MR. DEORIO: Okay. Where did you --  
18           where did you --

19           THE REPORTER: "It was apparent that  
20           there were a few properties for sale" --

21           MR. DEORIO: It was -- can you hear me  
22           better now?

23           THE REPORTER: Yes.

24           MR. DEORIO: Okay. It was apparent that  
25           there were a few properties for sale that, if

1 taken in the aggregate, would constitute 3  
2 and a half acres, which would meet the  
3 requirement of the design as laid out by the  
4 architects. So at that -- at that time, the  
5 property at 1212 North Main was listed for  
6 sale, and the City began to inquire as to  
7 that nature of that property. And through  
8 that, we also had taken note that the  
9 property at 1136 North Main was for sale, and  
10 that there were discussions ongoing with 1200  
11 North Main that indicated that that property  
12 would be for sale.

13 So we entered into negotiations with the  
14 effective parties and actually have been able  
15 to get under contract, subject to closing and  
16 due diligence, three of the four parcels so  
17 far. They represent the three parcels that  
18 front Main Street. And there is an  
19 additional parcel that is approximately 1.37  
20 acres that resides behind these three, that  
21 would be also anticipated in making that  
22 acquisition of that property, as well.

23 So as those continue to move forward,  
24 this was the first one to come up. So our --  
25 this is how it fits together in the total



1 plan of why this location works out, and  
2 that, you know, three of the four properties  
3 were already listed or about to be listed on  
4 the market.

5 Now, there will be a -- I'm sure that the  
6 administration, at the behest of the Mayor,  
7 will lead an effort to educate and inform the  
8 public as to the need for a police, fire, EMS  
9 building, and that measures will have to be  
10 taken through the City Council to place some  
11 type of issue on the ballot in 2021. And  
12 pending the outcome of that vote would  
13 determine which direction the City would go.

14 So plan A would be, if the -- if the  
15 measure is approved, we would be able to move  
16 forward with the final design, engineering,  
17 and construction of the facility at this  
18 location. Should the voters not approve  
19 that, then the City would be able to put  
20 together an economic development plan for  
21 reconstituting those parcels for some  
22 economic development purpose. So there is a  
23 plan B.

24 Is that the idea of what you were hoping  
25 I would address?

1           MR. FOX: That's exactly that. There is  
2 one other provision that you had  
3 mentioned before, if you elaborate on --

4           THE REPORTER: Tim, can you come closer,  
5 please? I'm sorry.

6           MR. FOX: Yes. There was one other  
7 provision that Member DeOrio had -- had  
8 mentioned outside of this one, and I just  
9 wanted to put this on the record for the  
10 Board of Control; that there was another  
11 significant factor on the aggregate of the --  
12 these properties and how they are zoned in  
13 that area, and that if you go into how it  
14 differs from perhaps some other locations,  
15 where you're -- what your neighbors are  
16 and -- for this parcel.

17           MR. DEORIO: Yes, the zoning on Main  
18 Street in this area is zoned general  
19 business. It is in a business district.  
20 Adjacent to the north is the Goodwill  
21 property and Starbucks. Across the street is  
22 the drugstore and auto parts store. To the  
23 immediate south is a plaza in which there is  
24 commercial retail, office structures.

25           This site is desirable in respect to the

1 the -- particularly the EMS and fire  
2 operations, probably in that order, that when  
3 an ambulance goes out, an EMS, the sirens are  
4 on. And at that location -- we are at 7th  
5 Street, which is in a residential area, is  
6 causing great disturbances over the years and  
7 complaints to the City about do we have to  
8 turn the sirens on.

9 Getting this out on Main Street in this  
10 commercial district would not pose that type  
11 of problem for -- for the City. With the  
12 garage bays facing Main Street, they will be  
13 able to just pull right out onto Main Street  
14 with the sirens on.

15 If it gets a little loud right now, we  
16 have a City street sweeper just outside the  
17 office. So I'm going to pause for just a  
18 minute.

19 THE REPORTER: Okay.

20 (Whereupon, a brief recess was taken.)

21 MR. DEORIO: All right. I think he is  
22 past the building, but he's still out there.  
23 But I think you'll be able to hear me.

24 THE REPORTER: Okay.

25 MR. DEORIO: And then so immediately to

1 the east of this property is an apartment  
2 building, and then -- a rather large  
3 apartment building, with its own set of  
4 streets, private streets. So it's a pretty  
5 decent size complex, and we don't get into  
6 residential until we get past -- further east  
7 on that.

8 MR. FOX: Thank you, Member DeOrio. I  
9 imagine the membership of the Board had some  
10 prior knowledge of this, but if we don't  
11 share it with the public and for others that  
12 are going to read this a year from now or  
13 five years from now, they -- they at least  
14 know those factors that we really have looked  
15 at, certainly going into --

16 THE REPORTER: I'm having -- I can't hear  
17 Tim.

18 MR. FOX: That I wanted to get on the  
19 record for the Board of Control members some  
20 things that the -- the membership themselves  
21 may be aware of in -- in formulating the  
22 membership's decisions in this, but without  
23 us illustrating those for the record, they  
24 don't know the factors that we have  
25 contemplated, such as that this is in a

1 business district, the noise factor, its  
2 central location, ease of on and off Main  
3 Street. And that would likely reduce -- it's  
4 already a very vast response throughout the  
5 City, and reduce those concerns and  
6 complaints for fire/EMS calls coming out of a  
7 residential neighborhood.

8 THE REPORTER: Thank you.

9 MR. WILDER: This is Mayor Wilder. I'd  
10 like to just add a couple comments, if I may.  
11 One of the main reasons we were fortunate to  
12 have this plan acquisition was that was one  
13 of the questions in the past, as to where  
14 would a safety service complex or campus  
15 be -- be located.

16 Having this location come out, it was an  
17 opportunity for us to move forward and  
18 acquire that land and the surrounding  
19 properties, to allow us the -- to have a  
20 safer approach to the building for our  
21 employees, for our fire personnel, but also  
22 there are other things that go on, that the  
23 technology has advanced, that we don't have  
24 available for us at our current maybe police  
25 or fire departments.

1           Just alone, you can't -- decontamination  
2           of our firefighters from any type of call  
3           that they may go on. And so these are things  
4           that we have looked at. The other thing,  
5           too, was we had the land acquired. We  
6           established a sound and stable revenue stream  
7           for this project.

8           And I think that in the future, this will  
9           be something that will be accessible to our  
10          community, but also provide a safe  
11          environment for our police and fire  
12          personnel, and have it be a hallmark of our  
13          community that we have evolved out of the  
14          '70s from our current location, where -- in  
15          the basement of City Hall, to an actual  
16          facility available to our public and also  
17          providing safe and accessible services coming  
18          from that building and -- and the actions of  
19          the people involved.

20          So I just wanted to add a certain comment  
21          there that this will be quite an addition for  
22          our community and for our personnel for the  
23          next many, many years. Thank you.

24                 MR. DEORIO: Are there any other  
25          comments?

1 (No response.)

2 MR. DEORIO: I'd like the Chair to  
3 entertain a motion to approve this commercial  
4 real estate purchase agreement with Ten Mile  
5 Creek Partners.

6 THE REPORTER: "With" --

7 MR. DEORIO: Ten Mile Creek Partners.

8 MR. WILDER: A motion is on the floor as  
9 described by -- or explained by Mr. DeOrio.

10 MS. ALABACK: I second.

11 MR. WILDER: There is a second by  
12 Ms. Jina Alaback. Is there any further  
13 discussion?

14 (No response.)

15 MR. WILDER: The motion is on the floor.  
16 It has been seconded. I'll call for a roll  
17 call for approval.

18 Mayor Wilder says aye.

19 MR. DEORIO: Member Fox.

20 MR. FOX: Aye.

21 MR. DEORIO: Member Alaback.

22 MS. ALABACK: Yes.

23 MR. DEORIO: Member DeOrio votes yes.

24 MR. WILDER: At this time, is there  
25 anything else to come before the Board?

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(No response.)

MR. WILDER: If not, motion to adjourn.

MR. DEORIO: I would move to adjourn.

MR. WILDER: Mr. DeOrio motions.

MR. FOX: Second.

MR. WILDER: Second goes to Mr. Fox.

Right?

MR. FOX: Yes, sir.

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

MR. DEORIO: Aye.

MR. WILDER: Aye.

MR. FOX: Aye.

MS. ALABACK: Aye.

MR. WILDER: Opposed?

(No response.)

MR. WILDER: Motion carries. Thank you for your time and the privilege to present this and the support of the Board. That concludes our meeting, 9:20.

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(This proceeding concluded at 9:20 a.m.)

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ATTEST:

-----  
Patrick DeOrio  
Director of Administration

*Stephan B. Wilder*  
*Mayor*



C E R T I F I C A T E

1  
2 STATE OF OHIO, )  
3 STARK COUNTY. )

4 I, Shannon Roberts, a Registered Professional  
5 Reporter and Notary Public in and for the State of  
6 Ohio, duly commissioned and qualified, do hereby  
7 certify that the within testimony so given was by me  
8 reduced to Stenotype, afterwards prepared and produced  
9 by means of Computer-Aided Transcription, and that the  
10 foregoing is a true and correct transcription of the  
11 testimony so given by.

12 I further certify that this proceeding was taken  
13 at the time and place in the foregoing caption  
14 specified.

15 I further certify that I am not a relative of,  
16 employee of or attorney for any party or counsel, or  
17 otherwise financially interested in this action.

18 I do further certify that I am not, nor is the  
19 court reporting firm with which I am affiliated, under  
20 a contract as defined in Civil Rule 28(D).

21 IN WITNESS WHEREOF, I have hereunto set my hand  
22 and affixed my seal of office at Canton, Ohio, this  
23 4th day of May, 2020.

24  
25  
-----  
Shannon Roberts, Notary Public  
My commission expires February 2, 2023

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