

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
MAY 24, 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, May 24, 2023, at 10:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Jina E. Alaback, Treasurer
- Wayne A. Boyer, Nonvoting Member
- Matthew Stroia, Member
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Daryl Revoldt, Member (via telephone)
- Jennifer Cross, Administrative Specialist
- Ginny Grier, Assistant Council Clerk

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1 MR. WILDER: This is Stephan Wilder,
2 president of the North Canton Improvement
3 Corporation, City of North Canton, holding our
4 regular meeting on Wednesday, May 24, 2023, at
5 10 a.m. here at North Canton City Hall, 145 North
6 Main Street, North Canton.

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

9 MS. CROSS: Yes, sir.
10 Stephan Wilder.

11 MR. WILDER: Present.

12 MS. CROSS: Patrick DeOrio.

13 MR. DEORIO: Here.

14 MS. CROSS: Jina Alaback.

15 MS. ALABACK: Here.

16 MS. CROSS: Matthew Stroia.

17 MR. STROIA: Here.

18 MS. CROSS: Jon Zepp.

19 MR. ZEPP: Here.

20 MS. CROSS: Ryan Grossschmidt.

21 MR. GROSSCHMIDT: Here.

22 MS. CROSS: Timothy McCort.

23 MR. MCCORT: Here.

24 MS. CROSS: We have nonvoting member Wayne
25 Boyer with us as well as our legal counsel. And

1 Daryl Revoldt has remoted in. He will be able to
2 participate in discussion but he does not have voting
3 power.

4 MR. WILDER: Very well. Thank you very much.

5 On Item No. 3 is the approval of the minutes
6 from the April 12, 2023, meeting. We have those in
7 your packets. May I have a motion to accept the
8 minutes as presented.

9 MR. DEORIO: So moved.

10 MR. WILDER: So moved by Mr. DeOrion. May I
11 have a second.

12 MR. ZEPP: Second.

13 MR. WILDER: Any other -- second by Mr. Zepp.
14 Any other discussion? If not, all in favor,
15 say "aye."

16 ("Aye" in unison.)

17 MR. WILDER: Opposed? Motion carries. The
18 minutes are approved.

19 As we move down our agenda, we're into No. 4
20 for new business. 4a is a discussion on the
21 resolution for Lot 7234. It's classified as the
22 Seward-Redinger property. I'm going to open that for
23 a presentation by Mr. DeOrion to share with the CIC.

24 MR. DEORIO: So you all know that we bought
25 the Getz -- part of the Getz property that abuts

1 Caplea Park, and prior to our acquisition of that
2 3-acre parcel, the Getz family had been trying to
3 negotiate ease of conscience with neighbors who were
4 looking for some additional backyard. One thing led
5 to another, and short of open hostilities broke out
6 and so negotiations were -- fell apart. So we bought
7 all the land ourselves.

8 So Mr. Seward and Ms. Redinger, who live in
9 the same house, approached me about, hey, can we get
10 some additional land in our backyard. And so I said,
11 well, look, I used to live on that street two doors
12 up from you. The house just in between us was like
13 the last house on the street that everybody had a
14 uniform backyard. By the time we get to your house,
15 it -- you start to lose your backyard. We would be
16 willing to straighten the property line in
17 conformance with the existing property lines on
18 Arnesby Circle and continue that down. And that
19 resulted in I think like an 3/100s of an acre but
20 everybody has a uniform, you know, through that
21 property squared off.

22 And, you know, we liked it from the
23 standpoint at some point when the city develops this
24 property that we all have a uniform line, that we're
25 not having zigzags in and out, so we would be looking

1 to approve a resolution that sells that portion of
2 ground to these individuals. And the purchase price
3 is the same per acre as what we bought it for off
4 Getz so it's -- there's no markup. It's just a flat
5 cross. It's a minor thing but it brings some sense
6 of order to eventually the city, brings tranquility
7 on that part of the city, and we would like this
8 resolution to be approved for that transaction.

9 MR. WILDER: Any questions or comments or --
10 So, Wayne, what would you think would be the
11 wording for a resolution on this? Or are you going
12 to put a motion forward or do you have one?

13 MS. CROSS: I have a resolution ready. We
14 can present it to the board.

15 MR. WILDER: Thank you very much. Would you
16 be willing to share that with the group?

17 MS. CROSS: Yes. Absolutely. Let me pass it
18 along here.

19 In essence, Whereas, the corporation
20 desires --

21 MR. DEORIO: Will you speak up so Daryl can
22 hear.

23 MS. CROSS: Absolutely.

24 Whereas, the corporation desires to sell
25 certain real estate known as Lot 7234 in the City of

1 North Canton, Stark County, Ohio 44720, hereafter
2 referred to as "the property," to Donald E. Sewer,
3 Junior -- Seward, Junior -- my apologies -- and Kira
4 N. Redinger, collectively "the purchaser;" and

5 Whereas, to accomplish said sale it is in the
6 best interest of the corporation to enter into a real
7 estate purchase agreement (hereinafter referred to as
8 agreement) with purchaser; and

9 Now, therefore, be it resolved, that Patrick
10 A. DeOrio, secretary of the corporation, be, and
11 hereby is, authorized and directed on behalf of the
12 corporation to enter into the agreement for sale of
13 the property; and

14 Further resolved that Stephan B. Wilder,
15 president of the corporation, be, and hereby is,
16 authorized and directed on behalf of the corporation
17 to execute any and all documents, including, but not
18 limited to, the limited warranty deed, the settlement
19 statement, tax proration agreement and the owner's
20 affidavit and any and all other documents and
21 instruments as may be required in connection with or
22 to evidence the corporation's sale of said property;
23 and

24 Further resolve that any action previously
25 taken by the members of the corporation on behalf of

1 the corporation in connection with the preparation,
2 negotiation, or consummation of the agreement,
3 documents and instruments described in the foregoing
4 resolutions is hereby approved, ratified, and
5 confirmed in all respects.

6 MR. WILDER: Thank you.

7 Do we have a resolution number assigned to
8 that?

9 MS. CROSS: Resolution number? It's usually
10 just an action by consent.

11 MR. WILDER: I just wanted to make sure.

12 MR. BOYER: Yes, sir.

13 MR. STROIA: I'll make that motion.

14 MR. WILDER: So we have a motion on the floor
15 by Matt.

16 MR. DEORIO: Second.

17 MR. WILDER: Seconded by Mr. DeOrion to go
18 forward with the resolution.

19 Any other discussion on that, or questions?

20 We'll do a roll call vote on this.

21 MS. CROSS: Absolutely.

22 Stephan Wilder.

23 MR. WILDER: Yes.

24 MS. CROSS: Patrick DeOrion.

25 MR. DEORIO: Yes.

1 MS. CROSS: Jina Alaback.

2 MS. ALABACK: Yes.

3 MS. CROSS: Matthew Stroia.

4 MR. STROIA: Yes.

5 MS. CROSS: Jon Zepp.

6 MR. ZEPP: Yes.

7 MS. CROSS: Ryan Grosschmidt.

8 MR. GROSSCHMIDT: Yes.

9 MS. CROSS: Tim McCort.

10 MR. MCCORT: Yes.

11 MR. WILDER: Thank you. The resolution
12 passes.

13 MS. CROSS: Pass it around and sign.

14 MR. WILDER: The second Item is 4b, and it
15 also requires a resolution. It's in relation to the
16 CIC receipt of Dressler Road, Northwest, parcels,
17 approximately three parcels, I believe.

18 Mr. DeOrio.

19 MR. DEORIO: The city has an interest in the
20 discontinuing the water operations on a field known
21 as the Dressler water field. It is at the end of the
22 Hall of Fame bridge on Dressler Road, and the city is
23 seeking to abandon that and develop a more productive
24 water field that would benefit the makeup of our --
25 the chemistry of our water. That is underway.

1 In the meantime, we thought that -- the city
2 council thought that it would be appropriate then to
3 make this land available for sale. The hopeful
4 intent is that somebody would be interested in
5 developing it. There's a lot of development going on
6 right there. So the city, in order to make the most
7 efficient and sensitive -- make the most efficient
8 use of this property in selling it and keep the
9 elements of this confidential as they are sensitive
10 until such time as this parcel is sold, is asking to
11 transfer this property to the CIC for the CIC to
12 begin that process of trying to sell this property.
13 And so we need to -- this is a resolution to accept
14 those parcels with that intent.

15 MS. CROSS: Yes.

16 MR. WILDER: Ms. Cross, would you share the
17 resolution with the group.

18 MS. CROSS: Absolutely.

19 It says, Whereas, the City of North Canton is
20 the owner of certain real estate located on Dressler
21 Road, Northwest, North Canton, Stark County, Ohio
22 44720, more fully described below, Parcels No.
23 1680666, 1680668, and 1680670, all on Dressler Road,
24 Northwest;

25 Whereas, the corporation, a corporation

1 organized pursuant to Ohio Revised Code Chapter 1724,
2 is a designated agent for the city for community and
3 economic development purposes; and

4 Whereas, pursuant to Sections 761.02 and
5 1724.10 of the Ohio Revised Code, the city may convey
6 property no longer needed for municipal purposes to
7 the corporation;

8 Whereas, the city has determined that the
9 property is no longer needed for municipal purposes
10 and desires to transfer the property to the
11 corporation; and

12 Whereas, the corporation has decided it is in
13 the best interests to accept the transfer of the
14 property from the city.

15 Now, therefore, be it resolved, that pursuant
16 to Ordinance 17-2023 the North Canton City Council
17 Finance and Property Committee hereby authorizes the
18 acceptance of the transfer of the property from the
19 city; and

20 Further resolved, that Stephan B. Wilder,
21 president of the corporation, be, and hereby is,
22 authorized and directed on behalf of the corporation
23 to execute any and all documents and instruments as
24 may be required in connection with or to evidence the
25 corporation's acceptance of the property transfer;

1 and

2 Further resolved -- the standard previous
3 action clause as well.

4 MR. WILDER: Thank you.

5 So the resolution has been presented. May I
6 have a motion to accept it.

7 MR. DEORIO: So moved.

8 MR. WILDER: So moved by Mr. DeOrio. May I
9 have a second.

10 MR. STROIA: Stroia seconds.

11 MR. WILDER: Stroia seconds.

12 Any other further discussion or questions?
13 Mr. McCort.

14 MR. MCCORT: Is that actually in the city?

15 MR. DEORIO: No.

16 MR. WILDER: No. That's Jackson Township
17 area. Is it? Yeah. Still in Jackson.

18 MS. CROSS: Yes.

19 MR. WILDER: Good question. Yeah.

20 No further questions, we'll go through our
21 roll call acceptance on this.

22 MS. CROSS: Stephan Wilder.

23 MR. WILDER: Yes.

24 MS. CROSS: Patrick DeOrio.

25 MR. DEORIO: Yes.

1 MS. CROSS: Jina Alaback.

2 MS. ALABACK: Yes.

3 MS. CROSS: Matthew Stroia.

4 MR. STROIA: Yes.

5 MS. CROSS: Jon Zepp.

6 MR. ZEPP: Yes.

7 MS. CROSS: Ryan Grosschmidt.

8 MR. GROSSCHMIDT: Yes.

9 MS. CROSS: Tim McCort.

10 MR. MCCORT: Yes.

11 MS. CROSS: Okay.

12 MR. WILDER: The resolution passes. Thank
13 you.

14 MS. CROSS: If you would pass that around and
15 sign it.

16 MR. WILDER: Thank you.

17 Proceeding to 4c will involve another
18 resolution. Again, this will be a transfer of a
19 parcel on Willaman Avenue, Northwest.

20 Mr. DeOrio, take it away.

21 MR. DEORIO: So prior to a lot of you being
22 on this board, one of my first acts here was that,
23 being aware of what the city's intent was in regards
24 to the Charlotte Street corridor, and it had always
25 been an interest in -- by city council in developing

1 this corridor to make it more inviting for people
2 coming to our area, there had been plans, you know,
3 eight years ago to put in a roundabout on the
4 Charlotte-Portage connection.

5 And, as a result of that, there became
6 available a lot for sale, nothing on it, it was just
7 an empty spare lot at that intersection. And rather
8 than wait till years later whenever we would need it,
9 the CIC moved to acquire that vacant parcel. We did.
10 And so that's been in our inventory. Now that that
11 project is moving forward with construction of the
12 new school, the Diebold Nixdorf expansion, this
13 roundabout is more important than ever in order to
14 keep the amount of volume of traffic moving. And as
15 a result, the roundabout project is moving forward
16 and this land is necessary for the city to construct
17 its roundabout on a fair portion of it, and so we
18 were seeking a resolution to transfer this property
19 back to the city at no cost to the city, keeping in
20 mind that, you know, most of the funding for all the
21 things that we have done in the past has been from
22 the city. So in this case this one parcel on
23 Willaman we're deeding back -- deeding over to the
24 city.

25 MR. WILDER: Miss Cross.

1 MS. CROSS: Yes.

2 Whereas, the corporation is the owner of
3 certain real estate located on Willaman Avenue,
4 Northwest, North Canton, Stark County, Ohio 44720,
5 more fully described as Parcel No. 9205280 on
6 Willaman Avenue, Northwest;

7 Whereas, the corporation has decided it is in
8 best interests to transfer the property to the City
9 of North Canton.

10 Now, therefore, be it resolved, that the
11 corporation hereby authorizes the transfer of the
12 property to the city, and further resolve that
13 Stephan B. Wilder, president of the corporation, be,
14 and hereby is, authorized and directed on behalf of
15 the corporation to execute any and all documents and
16 instruments, including a general warranty deed as may
17 be required in connection with or to evidence the
18 corporation's transfer of the property to the city.

19 Standard clause after.

20 MR. DEORIO: Question. So when this is
21 transferred to the city, does the city -- someone on
22 the city has to sign something to accept it.

23 MR. BOYER: No.

24 MR. DEORIO: No? Very good.

25 MR. WILDER: You all know -- did you see the

1 area that we're looking at?

2 MR. MCCORT: At the traffic light?

3 MR. DEORIO: There's no traffic light.
4 That's Hillcrest. This is down where the Y is.

5 MR. WILDER: Northwest section.

6 MR. DEORIO: Where the roads actually
7 converge.

8 MR. MCCORT: Okay.

9 MS. ALABACK: Wayne, we do need that on
10 record. Any fixed asset we'll need on record.

11 MR. BOYER: When you say need it on record,
12 what do you mean?

13 MS. ALABACK: For city council to accept,
14 because we're going to be approving it. So we will
15 need it.

16 MR. BOYER: I stand corrected. They won't to
17 sign anything related to the deed of record but we'll
18 need a resolution.

19 MR. DEORIO: So city council will need to
20 pass a resolution or whatever to accept it.

21 MR. BOYER: To accept it.

22 MR. DEORIO: I assume that that would suffice
23 or follow then that would be the same type of
24 resolution that the mayor would be required to sign.

25 MR. BOYER: Yes, sir.

1 MR. DEORIO: My question to you then, sir, is
2 that this same individual is on both sides of the
3 equation.

4 MR. BOYER: Uh-huh. As far as are you asking
5 if that's a conflict? Is that what you're asking?

6 MR. DEORIO: Yeah.

7 MR. BOYER: Ultimately not because, again,
8 the CIC is an arm of the city. And so understanding
9 that if he's on both sides of it, if the CIC and the
10 city independently decide this is in their best
11 interests they can move forward and he could sign on
12 both sides with the caveat that I think it would be
13 best if Mayor Wilder recused himself from this vote.

14 MS. CROSS: All right.

15 MR. WILDER: From this vote today?

16 MR. BOYER: From this vote today. Yes, sir.

17 MR. WILDER: That's what I thought.

18 Okay. Very well. With that discussion being
19 made, can we go ahead and have a motion to accept the
20 transfer of the Willaman property back to the city.

21 MR. DEORIO: So moved.

22 MR. WILDER: So moved by Mr. DeOrion.

23 MS. ALABACK: Second.

24 MR. WILDER: Second by Miss Alaback.

25 Any other discussion on it? Very good. If

1 not, we'll call for a roll call vote, please.

2 MS. CROSS: And you're recusing yourself?

3 MR. WILDER: Yes.

4 MS. CROSS: Okay. Patrick DeOrio.

5 MR. DEORIO: Yes.

6 MS. CROSS: Jina Alaback.

7 MS. ALABACK: Yes.

8 MS. CROSS: Matthew Stroia.

9 MR. STROIA: Yes.

10 MS. CROSS: Jon Zepp.

11 MR. ZEPP: Yes.

12 MS. CROSS: Ryan Grossschmidt.

13 MR. GROSSCHMIDT: Yes.

14 MR. MCCORT: Yes.

15 MS. CROSS: Pass this one and sign.

16 MR. WILDER: Very well. Motion carries.

17 Thank you.

18 On our agenda, 4d, again, will be discussing
19 resolutions. This involves the Main Street Facade
20 Grant Program and Outdoor Dining Program that would
21 like be presented to the CIC for discussion and --
22 and viewing.

23 MR. DEORIO: Okay. And I think our remote
24 member is going to weigh in as well on this, but, you
25 know, some time ago we've been trying to get various

1 different tools in the tool belt of things that we
2 can do to help promote business here. And we have
3 felt that a facade grant program and an outdoor
4 dining grant program are two areas that the -- that
5 the mayor and the city council and the city are
6 interested in promoting.

7 When we had an intern here a few years back
8 start putting some things together on that, but quite
9 honestly, we just didn't have the -- the
10 administrative lift to be able to get everything
11 across the finish line. That has changed. We now
12 do, and one of our administrative assistants has been
13 tasked with putting this together, getting it to city
14 council. City council has adopted their portion as
15 it affects them and I've asked that administrative
16 assistant, Miss Ginny Grier, to be here today and to
17 assist us with the discussion of what it is these
18 programs entail.

19 So we'll take them one at a time. And we'll
20 start with the Main Street Facade Grant Program. So
21 Ginny, would you like to tell us a little bit about
22 it.

23 MS. GRIER: Would you like me to present?

24 MR. DEORIO: Pardon?

25 MS. ALABACK: You would like me to present?

1 MR. DEORIO: I would like you to start the
2 discussion. I'm sure it will be free floating and
3 Member Revoldt will weigh in, I'm sure.

4 MS. GRIER: So this is basically a program to
5 encourage business owners on Main Street to improve
6 their building's facade, to improve the outside of
7 their building. It's also promoting and encouraging
8 business owners to, when they make improvements, do
9 it in a cohesive way so that -- not everything has to
10 be exactly the same, but a common, cohesive design
11 standard is followed.

12 So you can see the information in those
13 specifics of all that through the guide, but that is
14 the overarching goal of the program.

15 MR. DEORIO: And what are the -- the benefits
16 to the property owner should they apply for
17 something? How much do they get?

18 MS. GRIER: They will receive -- there is
19 a -- so if their application is actually approved,
20 the grant amount funding can be up to \$50,000, or
21 50 percent of the total cost of the improvements,
22 whichever one is lower.

23 MR. DEORIO: Okay. And is there an
24 application fee?

25 MS. GRIER: There is. \$250.

1 MR. DEORIO: Okay. And then so there will be
2 an application. And should someone apply and that
3 application, the way the process is designed is that
4 it would come to this board for discussion and review
5 and there are certain things that have to come with
6 the application. Like, besides their money, we want
7 them to submit some type of rendering or picture or
8 architecture or what is it that we're looking for?

9 MS. GRIER: Yes. So they have to submit
10 designs or construction plans that have been designed
11 or drawn by contractors or architects, people who are
12 qualified to produce that type of material. They
13 need to be submitted to the Department of
14 Developmental Services before they come to this board
15 just so we know when we are receiving -- or, you
16 know, sorry, when you are receiving information that
17 it is in line with the city standards and in line
18 with code and all of that.

19 So along with that, they also have to submit
20 business financial performance information, yearly
21 sales, payroll information, things like that, just so
22 you all know that when you're investing something in
23 the amount of money up to maybe \$50,000 or 50 percent
24 of the project that it's worth the city's time and
25 effort to be put into that type of information.

1 So --

2 MR. WILDER: What's the minimum investment
3 for the facade?

4 MS. GRIER: It is --

5 MS. CROSS: I believe it's 15,000.

6 MS. GRIER: I believe it is 15,000.

7 MR. WILDER: 15,000?

8 MS. GRIER: Yes.

9 MR. WILDER: Thank you.

10 MS. GRIER: So they have to be investing at
11 least \$15,000.

12 MR. DEORIO: That's a nice view from a macro
13 level. Why don't we open it up to the board and
14 allow them to opine or otherwise ask questions and
15 whatnot.

16 Daryl, since you may be in or out with
17 contractors, do you want to start here? Do you have
18 some things to add?

19 MR. REVOLDT: (indecipherable.)

20 COURT REPORTER: Can you come up here?

21 Sorry. Daryl, please wait.

22 MR. DEORIO: Daryl, start over. The court
23 reporter --

24 MR. REVOLDT: I said you have put your finger
25 on it. We have struggled historically to come up

1 with a workable plan. It's important to note that in
2 both master plans there's been discussion about the
3 quality of buildings on Main Street. Recognizing
4 that we're not going to get completely new buildings,
5 this -- this offers us an approach that we might get
6 a newer facade to improve the looks of a building.
7 So I think it's reasonable; it's not a huge amount of
8 taxpayer money that's flowing out on this project.
9 So we can try it, and as I often say on council,
10 Let's try it. Let's see what happens. And let's
11 promote it. We'll see if we get takers, and we can
12 always come back and tweak it if we have to.

13 MR. WILDER: The funding for this will come
14 through the CIC?

15 MR. REVOLDT: I'm sorry?

16 MR. DEORIO: Yes. The funding will come from
17 the CIC.

18 MR. REVOLDT: We can -- we can tweak it, the
19 council can re-tweak it. Because ultimately the
20 program is authorized by council and the parameters
21 are established by the council.

22 MR. WILDER: Well, one thing I like about
23 this is, if you've been watching the last couple
24 years, especially coming out of COVID and ARPA money,
25 communities have been setting money aside to help,

1 you know, businesses in one way, shape or another. I
2 don't think we are at a point where we could offer
3 grants for small business, but I think this is one
4 way for us to help rejuvenate Main Street, and having
5 this available for businesses to again improve
6 their -- the frontage of their businesses and I think
7 it's a -- it's a good step for council and the CIC to
8 make this available for our businesses.

9 MR. REVOLDT: Mayor, this is Daryl again.

10 If -- if -- I think it's important to remind
11 everyone that the improvement, and I would defer to
12 Jina, but the improvement of facade increases --
13 ultimately will increase the value of property. Even
14 though it's nominally, it does help -- help improve
15 our -- could improve slightly our -- our tax
16 situation on properties. So, you know, it's not an
17 action that doesn't have some fiscal impact.

18 MR. MCCORT: So we have the right to say no?

19 MR. DEORIO: Yes.

20 MR. WILDER: Yes.

21 MR. MCCORT: A business owner will submit
22 plans up to 50,000, and then after the work's
23 completed then they get a reimbursement, whatever.
24 So we don't have to worry about liens or anything
25 like that.

1 MR. STROIA: I think it comes to the CIC for
2 approval before that, though.

3 MR. MCCORT: So really you're not hanging out
4 there.

5 MR. STROIA: Yeah.

6 MR. MCCORT: Right. Sounds good to me.

7 MR. ZEPP: Practically, the due diligence
8 will be done before it comes before this board. So
9 that we can just -- we'll have a summary, basically,
10 that we can review and then we can decide based on
11 those.

12 MR. DEORIO: Yeah. So the intent would be
13 before you see it here, you'll know that, you know,
14 the fire department has looked at it; what are you
15 doing to the facade. The building department will
16 have looked at it; is it structurally going to be
17 sound, is it engineered to be structurally sound and
18 within zoning requirements and all of that. It fits
19 within the design standards that the city has
20 established architecturally; you're drawing from the
21 same pool of building blocks so there's some
22 uniformity to it.

23 Comes here, eventually then with the
24 financials, and that's what we're relying upon this
25 board, particularly the three, you know, Tim, Jon,

1 and Ryan, to provide some insight as to what this
2 company's wherewithal is to do this project but then
3 the staying power. The last thing that we want to
4 have happen is that we -- this board invests this
5 money, gets this off the ground, 18 months later that
6 business goes out of business and then it looks like,
7 you know, wow, you guys don't know what you're doing,
8 this place went out of business, and you have this
9 stigma. So it's very important that we get, you
10 know, your perspectives on -- you know, there's no
11 guarantees, but I'm sure in your business life you
12 have seen things that might cause you to ask
13 questions or raise a red flag that kind of vets the
14 process out.

15 So no, there's no requirement that it be
16 improved at all. And we may just pass and say no,
17 that's really not what we want. You know, it could
18 even result, you know, in it's complete to our
19 discretion. For instance, you may have read in the
20 paper today, I'm not sure that I would have, you
21 know, even allowed or advocated to push this forward,
22 maybe that's the better way to say it, in Massillon,
23 their council voted to award an economic inducement
24 grant to a business called --

25 MR. WILDER: Gunpowder -- Coffee and

1 Gunpowder.

2 MR. DEORIO: Yeah, something like that, where
3 it's a gun shop that sells coffee and caffeinated
4 products and stuff. And they're awarding \$8,000.
5 I'm not sure that \$8,000 is -- you know, could the
6 business have come and done it anyway without the
7 \$8,000. We certainly don't want that here. Could
8 you have done this project without our assistance?
9 We really want to be that -- that factor.

10 You know, that, you know, maybe if we looked
11 up on North Main Street there's a building on the
12 west side of the street that, you know, put up black
13 and white aluminum siding vertical. Not exactly
14 fitting in with any of the other buildings up and
15 down the street. Perhaps that's all they could
16 afford. Perhaps if this had been available, it might
17 have been a bubble project that we could have gotten
18 something that looked more aesthetically akin to what
19 else is here. That's the intent here.

20 MR. MCCORT: I think the outdoor dining will
21 be a step towards making it a walkable community,
22 too, once you see people out. You know, if it works.

23 MR. DEORIO: So as far as the facade, Jon or
24 Ryan, do you have any observations at this time? And
25 again, also with this, work in progress. Not etched

1 in stone. Get it going, get it available. We may
2 come back and keep tweaking parameters of it.

3 MR. GROSSCHMIDT: As far as the design sense,
4 are we going to have those building blocks so we can
5 establish if the project is cohesive?

6 MS. GRIER: Cohesive design standards have
7 been set through a separate process through council.

8 MR. GROSSCHMIDT: Okay.

9 MS. GRIER: They have a permit -- permit fee
10 waiver process that kind of goes hand in hand with
11 this grant process. So it would be possible,
12 considering the CIC program guide and the legislation
13 that is going through council, that a business could
14 apply for all of their -- their permits and things
15 fee-free through the process through city council
16 that sets the cohesive design standards that
17 businesses will need to follow. And then this
18 program they could also apply for and receive grant
19 funding. So I'm sure somebody could get you that
20 list of cohesive design standards.

21 MR. GROSSCHMIDT: But that will all be prior
22 to coming to us basically?

23 MS. GRIER: Yes.

24 MR. DEORIO: This does not establish an
25 architectural review board. The city council has

1 never wanted to establish an ARB. But in this case
2 we're saying if you give us what we're looking for,
3 there's a carrot out there. You know, you can save
4 thousands of dollars in plan reviews, inspection
5 fees, whatever that the council is saying we'll waive
6 it for this. You can still go it on your own, do
7 what you want, but you're not going to get any money
8 from anybody.

9 MR. GROSSCHMIDT: What about more signage?
10 You know, there's some really nice signs you see out
11 there that make the city look more -- more vibrant, I
12 guess. Can dollars be applied towards that or just
13 the facade of the building?

14 MR. DEORIO: Well, I think the way we've --
15 the way it's been structured it's toward the facade
16 of the building. But we have to acknowledge that on
17 some facades there are signs on the building and that
18 could be folded into it.

19 MR. GROSSCHMIDT: Okay.

20 MR. DEORIO: But as far as like a
21 freestanding sign out in front of a business, no,
22 that wouldn't be part of it.

23 MS. GRIER: But any sign that is attached to
24 the building or a part of the facade, there is
25 guidelines for that. It's asking -- the guidelines

1 are asking the business that, unless they have a --
2 like Whole Latte Love is orange, you know, so we
3 expect them to have orange in their sign that's on
4 their building. That is a company color. That is
5 something that is part of their marketing. That
6 would be okay on a sign. But, you know, if they
7 wanted to put a bright green sign out, that would not
8 be a part of the cohesive design standard because
9 it's not a marketing color. Other than that, black,
10 white, I believe gray, and anything brick is what
11 we're pushing for signs that are actually physically
12 on the building.

13 MR. WILDER: Maybe Green for CSB.

14 MR. GROSSCHMIDT: We haven't been around long
15 enough to apply. I think it's a great voting. It's
16 a nice step.

17 MR. ZEPP: I like the period of ten years or
18 more aspect is what -- because it just gives it a
19 certain amount of permanence, to where like a sign
20 might be more temporary. You might put a sign or
21 take down a sign or change it but, you know, even if
22 you establish an area on a building for a sign and
23 then it changes to something else, it's still going
24 to be the same parameters basically. But a
25 freestanding sign could be totally different. It's a

1 pole and then it could be whatever. So I don't know,
2 I like, especially as a first look, it looks pretty
3 complete as far as I can tell. I can't think of
4 anything I would add. So --

5 MR. WILDER: It's another way for our city to
6 help businesses, small businesses.

7 MR. ZEPP: Yeah.

8 MR. WILDER: It's a win -- I think it will be
9 a win-win for the party that's applying and the city
10 doing its best that it can to help support, you know,
11 business renovations and makeovers.

12 MR. DEORIO: Well, given the sentiment that's
13 around the table, then I would ask the chair if
14 they're interested in a motion at this time to
15 approve moving forward with the Main Street Facade
16 Grant Program.

17 MR. WILDER: The chair accepts that motion.

18 MR. DEORIO: So moved then.

19 MR. WILDER: May I have a second.

20 MR. STROIA: Stroia seconds.

21 MR. WILDER: Stroia seconds.

22 Any other discussion on the Main Street
23 Facade Grant --

24 MR. STROIA: I do have one.

25 MR. WILDER: -- proposal?

1 MR. STROIA: Do we need to establish, and I'm
2 not advocating for this at all, an appeals process to
3 it? Let's say we say no.

4 MR. DEORIO: No, because it's not an
5 entitlement.

6 MR. STROIA: I didn't think so. I just
7 wanted to clarify. Okay. Good.

8 MR. WILDER: One other thing. The secretary.
9 All this will go through the secretary; correct?

10 MR. DEORIO: Uh-huh.

11 MR. WILDER: Okay. If for some reason the
12 secretary is indisposed, do we have a backup?

13 MR. DEORIO: Are you suggesting that I'm
14 going to become indisposed?

15 MR. WILDER: No. But I'm just saying if
16 you're out of town.

17 MR. DEORIO: The chair that I've been
18 relegated to --

19 MR. WILDER: If you're out of town and we're
20 under the gun to help somebody or --

21 MR. DEORIO: The other officers are quite
22 capable.

23 MR. WILDER: Okay. All right.

24 MR. DEORIO: I think our bylaws provided for
25 that.

1 MR. WILDER: Very fine.

2 MR. DEORIO: That's a good question.

3 MR. WILDER: All right. Just wanted to put
4 it out there on the table.

5 Would you go ahead and please go forward in
6 the reading of the resolution.

7 MS. CROSS: Okay.

8 MR. WILDER: Or no, we don't need it. We
9 just need a roll call vote to accept. Excuse me.

10 MS. CROSS: I can do that. Okay.

11 Stephan Wilder.

12 MR. WILDER: Yes.

13 MS. CROSS: Patrick DeOrio.

14 MR. DEORIO: Yes.

15 MS. CROSS: Jina Alaback.

16 MS. ALABACK: Yes.

17 MS. CROSS: Matthew Stroia.

18 MR. STROIA: Yes.

19 MS. CROSS: Jon Zepp.

20 MR. ZEPP: Yes.

21 MS. CROSS: Ryan Grossschmidt.

22 MR. GROSSCHMIDT: Yes.

23 MS. CROSS: Tim McCort.

24 MR. MCCORT: Yes.

25 MR. DEORIO: Very good.

1 MR. WILDER: Motion carries.

2 Part 2 of this would be looking at the dining
3 grant program. And that is on the table for the
4 members to take a look at.

5 And any enlightenment on this, Mr. DeOrio?

6 MR. DEORIO: Yes. So, you know, during
7 COVID, you know, we're certainly cognizant and
8 recognizing the changes that were occurring
9 throughout the country as it related to the
10 restaurant and the quick-service restaurant business.
11 And there was efforts made by those in that
12 occupation to be able to continue to operate, to
13 provide space for people to dine, and that often
14 included dining outside in order to be able to
15 accommodate the number of patrons because we had the
16 distancing that was required.

17 So then as that started to unfold and go
18 through that period, guess what? People liked dining
19 outside. Irrespective of the distancing
20 requirements, it's kind of cool to eat outside. And
21 so through Councilman Revoldt, we've -- we've led
22 a --

23 I'm sorry. I didn't sign it yet. Thank you
24 for reminding me.

25 We led an initiative to kind of look at this

1 and do the same thing that we had done with the
2 facade grant program. It's assign some of our young
3 administrative assistants to this, to put their
4 expertise in research skills towards pulling stuff
5 together from other communities and what could we do
6 here to otherwise incentivize people to move forward
7 with that.

8 So Ginny also was the lead on this so we will
9 let you do kind of what you just did, a nice macro
10 view of what we've got before we do discussion.

11 MS. GRIER: Sure.

12 So this discussion is pretty similar to the
13 Main Street facade program. As you see, it's broken
14 down and written pretty similarly. But I guess some
15 of the main points I'd like to touch on is that in
16 order to even qualify for this grant you need --
17 businesses need to be adding 10 percent of their
18 indoor seating to their outside capacity or 12
19 seating spots, whichever one is --

20 MR. ZEPP: Greater.

21 MS. GRIER: Greater. Yes. So obviously you
22 can't just be taking this grant and adding two seats
23 to your outdoor dining situation. It needs to be
24 some type of substantial addition to your seating
25 situation.

1 Again, minimum investment of \$15,000. But
2 this grant only covers up to 25,000, or 50 percent,
3 again. So it's a lower grant, but from research we
4 found that, you know, lots of times, especially in
5 our city if people are adding outdoor dining it's not
6 going to be a substantial, huge investment, you know.
7 There's usually already concrete laid or a pad or
8 something to put seating on. Usually it's, you know,
9 the purchase of seating and some type of overlay or
10 covering for the seating. Maybe, you know, some
11 guardrails, things like that. So yeah, it's a
12 similar -- it's a similar program to the Main Street.

13 MR. DEORIO: So, you know, as Ginny has
14 indicated that the capital investment is probably
15 less so that tends to grant the availability is less.
16 But, you know, bollards perhaps, you know,
17 safeguarding dining patrons, that type of thing.

18 But this would all be -- follow the same
19 process wherein it's going to go to, you know, the
20 appropriate departments for their oversight to see is
21 there anything that would be a concern. So like for
22 instance, outdoor dining, it's a, like, say an area
23 like Walther's, it's outdoor dining. That's very
24 large, and so the fire department is concerned about
25 if there's an incident of a fire somehow in the

1 outdoor dining area and people have to vacate and
2 there's fence around it, are there exit points. Are
3 people able to get out and get away. So there's a
4 concern. You know, if there are bollards, you know,
5 are they -- does that keep the firetrucks too far
6 away from being able to get to the facility.

7 So then the zoning and so on and so on with
8 zoning, and you get all the way down to the point
9 where it comes back here and we go through the
10 rigorous process to do that.

11 But we see that, you know, from the trends
12 around the country, and we certainly have some people
13 involved in this business here before us that this is
14 not something that's going away, and, you know,
15 granted, our community, due to the weather, doesn't
16 have the availability of doing it as much as in
17 Texas, Florida where it's nice, you know, year-round,
18 but for those businesses, if this can help their
19 bottom line, we think it's worthwhile.

20 With that, we'll open it up to the floor.

21 Daryl, do you want to hit on that?

22 MS. CROSS: Supposedly he's still on.

23 Daryl, are you still with us?

24 MR. DEORIO: He's probably out talking to the
25 contractor.

1 MR. REVOLDT: Can you hear me now?

2 MS. CROSS: Yes. Yes, I can.

3 MR. REVOLDT: Thank you. I apologize. I had
4 the phone on mute on my end because of some work.

5 It's important that the Record note that this
6 is the sort of practical implementation of
7 discussions in the master plan. This notion of a
8 walkable community, sidewalk-based businesses, et
9 cetera.

10 Second, I think for the CIC, the council has
11 recently begun consideration of amending its parking
12 requirements for businesses on Main Street, moving
13 away from a mandatory number to a recommended number.
14 And this would give businesses, in my view, that are
15 in some of the larger plazas the ability to push out
16 into the parking lot and set up some outdoor dining.
17 For example, our friends up at the New Berlin Brewery
18 could actually push out onto the sidewalk and perhaps
19 into the parking area to expand their footprint
20 outside. We think this really will help.

21 If we pause for a second and think about the
22 success that outdoor dining already enjoys, for
23 example, at Pav's. People are outside all the time.
24 Would Mama Guzzardi's benefit from that? Well, maybe
25 it would. Are there other places? The answer is

1 yes. So again, what we're trying to do is, is boost
2 business, make this community more walkable, more
3 enjoyable, more pedestrian friendly. You've got a
4 destination, you could eat outside. We think it has
5 potential. And again, I think we're willing to --
6 the council is willing to try it.

7 MR. ZEPP: Yeah. During COVID -- I'm just
8 thinking about my family. I have three kids and we
9 wanted to go out to eat a lot. And we went to BJ's.
10 If you remember, they put a huge tent up in their
11 parking area, and we went there pretty regularly and
12 that was great for us. I think -- I think it's a
13 great idea.

14 The only thing I think maybe we would want to
15 include that I didn't see is some input from the
16 Stark County Health Department just to make sure that
17 somebody doesn't think they're going to build this
18 big thing and then the health department comes in and
19 says, wait a minute. You don't have this, this and
20 this requirement fulfilled, and we wouldn't want to,
21 you know, obviously put the grant money in and have
22 it be pulled back. I don't know what we require from
23 them. Maybe just a letter or some kind of review.

24 MR. DEORIO: When this runs through the
25 building department, that is one of the --

1 MR. ZEPP: That's part of it?

2 MR. DEORIO: That's part of the review
3 process. What they do is they reach out to the
4 other -- besides our agencies, they reach out to the
5 Stark County Health Department, food-related item.
6 If it's not food, say they're moving dirt, then we
7 reach out to Stark Soil and Water. So we've already
8 incorporated all of their process into our process.

9 MR. ZEPP: That's already included in the
10 process? Good. Okay.

11 MR. DEORIO: Yes.

12 MR. ZEPP: That's the only thing I would add.

13 MR. DEORIO: All right. Well, we would --
14 chair, are you looking for a motion here?

15 MR. WILDER: The chair is looking for a
16 motion to go forward and accepting the outdoor dining
17 grant program as presented.

18 MR. STROIA: I'll make that motion.

19 MR. DEORIO: I'll second.

20 MR. WILDER: Motion by Stroia, seconded by
21 Mr. DeOrio.

22 Any other discussion? If not, we'll call for
23 a roll call vote for approval.

24 MS. CROSS: Yes, sir.

25 Stephan Wilder.

1 MR. WILDER: Yes.

2 MS. CROSS: Patrick DeOrio.

3 MR. DEORIO: Yes.

4 MS. CROSS: Jina Alaback.

5 MS. ALABACK: Yes.

6 MS. CROSS: Matthew Stroia.

7 MR. STROIA: Yes.

8 MS. CROSS: Jon Zepp.

9 MR. ZEPP: Yes.

10 MS. CROSS: Ryan Grossschmidt.

11 MR. GROSSCHMIDT: Yes.

12 MS. CROSS: Tim McCort.

13 MR. MCCORT: Yes.

14 MR. WILDER: Thank you very much for
15 accepting those two grant programs.

16 Any other business to come before the board?
17 Miss Alaback.

18 MS. ALABACK: I just wanted to inform the
19 members that the CIC's 990 form has been filed. It
20 was due May 15. So we engaged an accounting firm to
21 help us with that with all of our transactions of
22 lands. And so they were able to get that filed for
23 us by May 15. And the basic financial statements are
24 prepared, but the auditors have not yet completed the
25 audit. So once those are done, I'll send those your

1 way as well.

2 MR. WILDER: Can we ask if we have a balance?

3 MS. ALABACK: I'm sorry?

4 MR. WILDER: Can we ask what -- if we have a
5 balance.

6 MS. ALABACK: Our current balance is right
7 around 123,000. And that includes -- thank you,
8 because that brings up another point.

9 We sent the Board of Revision to the Stark
10 County Auditor's Office. They hadn't removed the
11 Kmart building when they did the appraisal, so for
12 the taxes, we did pay those. They did approve those,
13 and we got that back.

14 Same with another building we took down, they
15 hadn't removed it. So they refunded us; we just
16 received that check last week. And that was around
17 48,000, so now we're up to about 123.

18 MR. DEORIO: As far as the next meeting goes,
19 are we going to need a meeting next week?

20 MR. BOYER: Yeah.

21 MR. DEORIO: So do we have that date
22 established yet?

23 MS. CROSS: We do not have a date
24 established.

25 MR. DEORIO: Can we do that while all the

1 parties are here?

2 MS. CROSS: We can certainly look at
3 calendars.

4 MR. DEORIO: We would need a meeting next
5 week to deal with the acquisition of land.

6 MS. ALABACK: Do we need it before the 30th?
7 Or -- this is the 24th.

8 MS. CROSS: We would need to do it after the
9 31st.

10 MR. DEORIO: Is the date.

11 MR. BOYER: That is the date, yeah.

12 MR. DEORIO: So June 1.

13 MS. ALABACK: After or before? I believe it
14 should be before.

15 MR. BOYER: It would be helpful to do it
16 before to get everything signed based on the closing.
17 So I think the 30th would be optimal, if possible.

18 MS. CROSS: We can restructure the resolution
19 to make that work as it is, as it is currently
20 written.

21 MR. DEORIO: Daryl, when are you coming back
22 to town?

23 MR. REVOLDT: I'll be gone next week, but
24 I'll be back.

25 MR. DEORIO: All right.

1 MS. ALABACK: Are we transferring to the CIC
2 or is the CIC purchasing?

3 COURT REPORTER: I can't -- I couldn't hear.

4 MR. DEORIO: That's good.

5 MS. ALABACK: That's intentional.

6 MS. CROSS: Is the city purchasing.

7 MR. BOYER: At the moment I have it as the
8 CIC is getting a signed purchase agreement and
9 closing.

10 MR. DEORIO: That's how I have it.

11 MS. ALABACK: Okay. It's being assigned to
12 it.

13 MR. BOYER: Yes.

14 MS. ALABACK: So the meeting should be prior.

15 MR. BOYER: It should be prior. So the 30th
16 would be optimal if everybody is available.

17 MR. MCCORT: The 30th is okay with me.

18 MR. DEORIO: The 30th is good with Tim.

19 MR. ZEPP: I'm good.

20 MR. GROSSCHMIDT: Me, too.

21 MR. ZEPP: Morning is best.

22 MR. DEORIO: Morning is best? That's good
23 for me, first thing.

24 MR. WILDER: The morning is best for me.

25 MR. DEORIO: Can we do it first thing, like

1 at 8 a.m., get everybody out of here. Okay?

2 MS. CROSS: Okay.

3 MR. DEORIO: Jennifer will take care of that.
4 Daryl won't be here but he can send his proxy
5 instructions to Miss Cross.

6 MR. REVOLDT: Yes.

7 MR. DEORIO: Okay.

8 MR. WILDER: Very good. So our next meeting
9 will be 8 a.m. on Tuesday, May 30, to take care of
10 further business.

11 I want to thank the board for all your input
12 today. I'll seek a motion to adjourn.

13 MR. DEORIO: So moved.

14 MR. WILDER: So moved by DeOrio.

15 MR. GROSSCHMIDT: I'll second.

16 MR. WILDER: Seconded by Ryan.

17 All in favor, say "aye."

18 ("Aye" in unison.)

19 MR. WILDER: Opposed? Motion carries. We
20 are adjourned. Thank you, Ginny, for your
21 assistance.

22 - - - - -

23 (Meeting adjourned at 10:50 a.m.)

24 - - - - -

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Attest:



Patrick A. DeOrio, Secretary
North Canton Community
Improvement Corporation

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