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CITY OF NORTH CANTON, OHIO

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

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Transcript of Proceedings held before the North
Canton Community Improvement Corporation, taken by the
undersigned, Shannon L. Newhall, a Registered
Professional Reporter and Notary Public in and for the
State of Ohio, at the offices of North Canton City
Hall, 145 North Main Street, North Canton, Ohio, on
Tuesday, the 30th day of May, 2023, at 8:03 a.m.

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APPEARANCES:

- Stephan B. Wilder, Mayor
- Patrick DeOrio, Secretary
- Jina Alaback, Treasurer
- Matthew Stroia, Member
- Ryan Grosschmidt, Member
- Timothy McCort, Member
- Wayne Boyer, Director of Law
- Jennifer Cross, Administrative Specialist

- - - - -

1 MAYOR WILDER: This is Stephan Wilder
2 calling the Community Improvement Corporation
3 of the City of North Canton, holding a
4 meeting today, Tuesday, May 30th, 2023 at
5 8:03 a.m., here at North Canton City Hall,
6 145 North Main Street, North Canton, Ohio.

7 The call to order, please, Jennifer.

8 MS. CROSS: Yes. Stephan Wilder.

9 MAYOR WILDER: Yes.

10 MS. CROSS: Patrick DeOrio.

11 MR. DEORIO: Here.

12 MS. CROSS: Jina Alaback.

13 MS. ALABACK: Here.

14 MS. CROSS: Matthew Stroia.

15 MR. STROIA: Here.

16 MS. CROSS: Ryan Grossschmidt.

17 MR. GROSSCHMIDT: Here.

18 MS. CROSS: Tim McCort.

19 MR. MCCORT: Here.

20 MS. CROSS: Wayne Boyer, our non-voting
21 legal counsel, is with us, as well. Daryl
22 Revoldt and Jon Zepp are both absent.

23 MAYOR WILDER: Thank you for roll call.
24 We have enough for a quorum. So let's go
25 right on to item number 3, which is approval

1 of minutes, which we do not have any to go
2 forward with at this time.

3 MS. CROSS: No.

4 MAYOR WILDER: So on item number 4, we
5 have new business. And 4A is discussion of a
6 resolution -- or presentation of a resolution
7 for Whipple Avenue, Northwest for the
8 purchase of seven parcels.

9 So, Mr. DeOrio, do you want to lead the
10 discussion on that?

11 MR. DEORIO: Yes. So this is a series of
12 seven parcels, of which five I believe are
13 vacant along Whipple Avenue, between West
14 Maple Street and Portage. All the properties
15 are owned by the New Berlin, LLC. The person
16 who owns New Berlin, LLC is Dick Heiser.

17 The City has been pursuing these parcels
18 for probably over ten years in discussions.
19 I can remember talking to Dick Heiser back
20 when I served on Council, so that goes back
21 to like 2011. Various Council members over
22 the years have tried to keep the dialogue
23 going.

24 And, you know, it finally resulted in
25 Richard saying yes back in January. We have

1 had to do a couple extensions to get us to
2 this state. We have done our due diligence
3 on the property. We have done phase one
4 environmental; came back clean.

5 So if you look at your drawing, the stuff
6 that's in green is what we are going to
7 acquire. The parcel that is adjacent to 1
8 and 2, the two that are -- two or three that
9 are not colored in, we already own those.
10 The CIC bought those some time ago here, a
11 year or two ago. So those were part of the
12 Cary Family Trust that we were able to
13 acquire those.

14 And then there is the parcel between
15 number 5 and 6. The CIC owns that, as well.
16 And then the parcel north of number 4, we are
17 set to close on that 30 days from closing on
18 Heiser.

19 So when this is all said and done, there
20 will be just one parcel left between 6 and 7
21 that needs to be acquired.

22 North of Heiser's property is Northwest
23 Auto, which we -- you know, we do not own
24 that at this time. And then north of that is
25 property that we acquired at a previous

1 meeting, which was the Marino family. Dover
2 Capital owned those several acres up there.

3 So you can see now how it's all come
4 together that this is a nice tract of land
5 for development.

6 The houses that are there, there is one
7 house on number 7 that will be demo'd. There
8 is nobody in it at this time.

9 So the purchase price for all of this
10 land, which comprises --

11 MR. BOYER: 9.16.

12 MR. DEORIO: -- 9.16 acres is \$3.25
13 million. And it is presently zoned light
14 industrial in Jackson Township. At some
15 point, we will be annexing all this land in,
16 and it -- the zoning generally follows what
17 it was. And that will be a big plus for us.
18 Because the only light industrial that we
19 have is over here at the Hoover District. So
20 that gives us some additional avenues.

21 We would be looking -- you know,
22 altogether, with all of our acreage up to
23 Northwest Auto, we are right around between
24 12 and 13. On the other side of Northwest
25 Auto, we have 4. And then if we can get

1 Northwest Auto, altogether it would be very
2 close to 20 acres.

3 And 20 acres, as you know, is -- you
4 know, we had 17 acres up at K-Mart. So it's
5 a development potentiality, being on Whipple,
6 just a stone's throw from I-77. We are the
7 eastern entrance into the western development
8 of Costco, Sam's Club, The Strip. People
9 that don't want to venture that far might
10 stop at something here if that were possible.
11 So there are lots of avenues that the CIC
12 would be able to pursue.

13 So pursuant to this, we would be --
14 correct me if I'm wrong, Mr. Law Director,
15 but I believe what we are doing is the City
16 is assigning this to the CIC at close or --

17 MR. BOYER: We --

18 MR. DEORIO: -- how does it work?

19 MR. BOYER: -- are amending the purchase
20 agreement to make the CIC the proper party to
21 the agreement.

22 MR. DEORIO: That's what we're -- the
23 purpose of today is, to sign a resolution
24 that will acknowledge that fact. That's the
25 view from 30,000 feet. Any questions?

1 MS. CROSS: If I may, for the record, two
2 quick clarifications. I have on record, the
3 area is 9.19 acres in total. And, secondly,
4 I do want to clarify for the record that some
5 of the parcels, as we see on the map, do have
6 frontage on Wise Avenue, Northwest. So it's
7 in that general area.

8 MR. DEORIO: Excellent. Well, if there
9 is nothing else, we know that we have off and
10 on, you know, reviewed these opportunities,
11 and so this is probably the -- you know, the
12 last big -- last big one for the City.

13 There is just really not that kind of
14 developable land adjacent to the City that's
15 vacant. Everything else is largely built
16 out. So we are excited about this.

17 I would ask the Chair if they are ready
18 to entertain a motion.

19 MAYOR WILDER: Do you want to read the
20 resolution first?

21 MS. CROSS: I can do so.

22 MAYOR WILDER: Can we do that for the
23 record?

24 MS. CROSS: Whereas, the corporation
25 desires to purchase certain real estate

1 consisting of approximately 9.19 acres, more
2 or less, located on Whipple Avenue, Northwest
3 and Wise Avenue, Northwest, North Canton,
4 Stark County, Ohio 44720, from New Berlin
5 Company, LLC, an Ohio limited liability
6 company; and whereas, to accomplish said
7 purchase is in the best interest of the
8 corporation to enter into a commercial real
9 estate purchase agreement with seller.

10 And now, therefore, be it resolved, that
11 Stephan B. Wilder, president of the
12 corporation, and hereby is authorized and
13 directed on behalf of the corporation to
14 enter into the agreement for purchase of the
15 property, and further resolve that Stephan B.
16 Wilder, president of the corporation, hereby
17 is authorized and directed on behalf of the
18 corporation to execute any and all documents,
19 including but not limited to a general
20 warranty deed, a settlement statement and tax
21 proration agreement, and any and all other
22 documents and instruments as may be required
23 in connection with or to evidence the
24 corporation's purchase of said property.

25 MAYOR WILDER: Thank you.

1 MR. STROIA: I'll make a motion to
2 approve as presented.

3 MR. DEORIO: Second.

4 MAYOR WILDER: Motion has been made and
5 seconded. Any further discussion on going
6 forward with the resolution for the North
7 Canton Community Improvement Corporation?

8 (No response.)

9 MAYOR WILDER: Okay. If not, we'll call
10 for a vote. Roll call, please.

11 MS. CROSS: Stephan Wilder.

12 MAYOR WILDER: Yes, I approve.

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: Ryan Grossschmidt.

20 MR. GROSSCHMIDT: Yes.

21 MS. CROSS: Tim McCort.

22 MR. MCCORT: Yes.

23 MAYOR WILDER: Any nays?

24 (No response.)

25 MAYOR WILDER: If not, motion carries.

1 MR. DEORIO: Jennifer, is there -- did
2 Matt need to sign one from last week?

3 MS. CROSS: Yes. After our meeting, yes.

4 MR. DEORIO: So don't leave.

5 MAYOR WILDER: Matthew, there is that
6 one.

7 MS. CROSS: Thank you.

8 MAYOR WILDER: And we are seeking
9 annexation for that property. That might be
10 the biggest -- that might be a big one, big
11 to-do for us in the future.

12 MR. DEORIO: We might want to adjourn and
13 have discussion after.

14 MAYOR WILDER: We can do that after
15 everything is signed.

16 MR. MCCORT: There is water there, right,
17 from North Canton water?

18 MR. DEORIO: Yes.

19 MAYOR WILDER: Motion to adjourn.

20 MR. DEORIO: Second.

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

22 MR. DEORIO: Aye.

23 MAYOR WILDER: Aye.

24 MR. STROIA: Aye.

25 MS. ALABACK: Aye.

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MR. MCCORT: Aye.

MR. GROSSCHMIDT: Aye.

MAYOR WILDER: Opposed?

(No response.)

MAYOR WILDER: Motion carries. We're
adjourned.

(This proceeding adjourned at 8:14 a.m.)

ATTEST:



Patrick A. DeOrion, Secretary
North Canton Community
Improvement Corporation

C E R T I F I C A T E

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

4 I, Shannon L. Newhall, 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.

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 11th day of June, 2023.

24 

25 _____
Shannon L. Newhall, Notary Public
My commission expires February 2, 2028.

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