

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 North Canton City Hall, 145 North Main Street, North Canton, Ohio, on Wednesday, the 1st day of June, 2022, at 9:00 a.m.

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Premier Court Reporting
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1 APPEARANCES:

2 Stephan B. Wilder, Mayor

3 Patrick DeOrio, Director of Administration

4 Jina Alaback, Director of Finance

5 Wayne Boyer, Director of Law

6 Daryl Revoldt, At-Large Council Member

7 Ryan Grossschmidt, Member

8 Timothy McCort, Member

9 Jon Zepp, Member

10 Matthew Stroia, Council President

11 Kelly Hart, Administrative Specialist

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1 MAYOR WILDER: Well, this is the
2 President of the CIC, Steve Wilder, calling
3 the Community Improvement Corporation of the
4 City of North Canton for our regular meeting
5 scheduled today, Wednesday, June 1, 2022 at
6 9:00 a.m. here at City Hall.

7 The first order of business, after
8 calling order, I'll go through our roll call.

9 Member Jon Zepp.

10 MR. ZEPP: Here.

11 MAYOR WILDER: Member Timothy McCort.

12 MR. MCCORT: Here.

13 MAYOR WILDER: Member Ryan Grossschmidt.

14 MR. GROSSCHMIDT: Here.

15 MAYOR WILDER: Member Daryl Revoldt.

16 MR. REVOLDT: Here.

17 MAYOR WILDER: Member Matthew Stroia.

18 MR. STROIA: Here.

19 MAYOR WILDER: Director of Law, Wayne
20 Boyer.

21 MR. BOYER: Here.

22 MAYOR WILDER: Treasurer, Jina Alaback.

23 MS. ALABACK: Here.

24 MAYOR WILDER: Secretary, Patrick DeOrio.

25 MR. DEORIO: Here.

1 MAYOR WILDER: And President Steve
2 Wilder, present.

3 The entire committee is present. And
4 assisting us today also is Kelly Hart, our
5 administrative specialist.

6 Item number 3 on the agenda is approval
7 of our minutes from May 3, 2022. May I have
8 a motion on the floor to accept the minutes
9 as presented?

10 MR. DEORIO: So moved.

11 MR. REVOLDT: Revoldt seconds.

12 MAYOR WILDER: Is there any discussion on
13 the minutes from that date?

14 (No response.)

15 MAYOR WILDER: With a second, all in
16 favor, say "aye."

17 MR. DEORIO: Aye.

18 MAYOR WILDER: Aye.

19 MR. ZEPP: Aye.

20 MR. REVOLDT: Aye.

21 MR. ALABACK: Aye.

22 MR. GROSSCHMIDT: Aye.

23 MR. MCCORT: Aye.

24 MR. STROIA: Aye.

25 MAYOR WILDER: Opposed?

1 (No response.)

2 MAYOR WILDER: That motion is carried.

3 MR. DEORIO: And before we get into new
4 business, Mr. Chair, I'd like a point of
5 information. Did we -- we adopted the rules
6 from the last time, correct?

7 MR. BOYER: Yes, sir.

8 MR. DEORIO: So I wanted to remind the
9 Chair then that under the rules that we have,
10 the Director of Law is not a voting member.

11 MAYOR WILDER: Correct.

12 MR. DEORIO: And so that matters that we
13 engage in today and you call the roll, you
14 would not call his name.

15 MAYOR WILDER: Fair.

16 MR. DEORIO: So the other members who are
17 here are all voting members, full members of
18 the board.

19 MAYOR WILDER: Exactly. I stand
20 corrected. Thank you.

21 MR. DEORIO: It's appropriate that you
22 call the roll that he's here.

23 MAYOR WILDER: Anything else, sir?

24 MR. DEORIO: And then there will be an
25 item that we'll have to include in the agenda

1 in new business, as well.

2 MAYOR WILDER: Very good. So let's go
3 ahead with our new business and bring to the
4 attention of CIC on 4A, a disposition of
5 property. I'll open that floor up for a
6 presentation by Mr. DeOrio.

7 MR. DEORIO: So we have talked before
8 about 430 North Main, what was the Flickinger
9 property, the first one the City -- CIC
10 bought. And, you know, we looked at some
11 opportunities that were there that perhaps if
12 we can do something with IRG in combination
13 to open -- to put a business in that
14 vicinity. That didn't pan out. And, you
15 know, I think we come back to the board. The
16 board had indicated that we wanted to hang
17 onto that property for a little bit.

18 That has been a few months ago now. And
19 the economic circumstances that we are facing
20 nationally are -- are changing the dynamics
21 here. And what I'm concerned about for the
22 CIC is hanging onto this property with --
23 with an expected downturn coming in the
24 economy, that we could be holding it for
25 quite some time.

1 There are other opportunities for the CIC
2 to engage in should we be able to dispose of
3 this property. Dispose of in terms of
4 selling it, and utilize those dollars for
5 some other projects that are, you know,
6 probably more important to the community.

7 So with that in mind, I have been
8 approached by a party. Her name is Laura
9 Vandervaart. And she is a realtor, has her
10 own realty business. And she was interested
11 in -- if that location was available to move
12 her business to it.

13 So, you know, we did not list it. There
14 wasn't a sign out there. So this is somebody
15 that really liked the property and wanted it.
16 I engaged in negotiations with her. She
17 asked, you know, what -- you know, what
18 would -- did we want for it, and I explained
19 that if we were to list it, our real estate
20 consultant told us that we would need to list
21 it at \$190-. So that's how I approached it.

22 She and her husband thought about it and
23 they gave us a full price offer of \$190- for
24 it. And there was only one thing that we
25 need -- we needed to do before we could sell

1 it to her. When we bought it, we did a radon
2 inspection, and it turned up readings in the
3 9s. And in order to really have somebody in
4 there, it needs to be below 4. So we agreed
5 to put in the radon system. And, Kelly --

6 MS. HART: It's going in this week. It's
7 going in this week.

8 MR. DEORIO: And what was -- what was the
9 quote?

10 MS. HART: Around \$1,000.

11 MR. DEORIO: \$1,000. So felt that was a
12 condition that the seller would have had to
13 meet anyway, so we went ahead and just did
14 that. And they have obtained financing from
15 a local bank. And so we believe everything
16 is moving forward, and we should be -- we
17 could close very, very quickly on this one.
18 And I think, you know, I have talked with
19 Mayor and Daryl about it, you know, before we
20 got to this point. Obviously, I'm fairly
21 along in the process, but, you know, you have
22 to strike while the iron is hot.

23 This building is paid for. When we
24 initially purchased it, we purchased it out
25 of the cash of the CIC. And we had Steve

1 Nowak in there for a while. We had separated
2 on great terms. We remember all that. So I
3 think it's a good opportunity for us. And,
4 you know, that -- those proceeds could be put
5 to work with some other projects that the CIC
6 would be working on, and we would -- to
7 discuss those, we would need to go in
8 executive session for that.

9 For purposes of this, I leave it open for
10 discussion then.

11 MR. MCCORT: Is there a possibility of --
12 it's a pretty strategic place. Could be. I
13 guess it's just plans -- it depends on the
14 plans on Main Street.

15 MR. DEORIO: A lot depends -- to your
16 point, Tim, I'll be fair, yeah, a lot depends
17 on what's happening, what could happen across
18 the street at the Hoover District. And, you
19 know, as a community, we have been waiting 12
20 years. And, you know, with the stuff that I
21 know that is afoot, it could be another 12
22 years.

23 MR. MCCORT: That -- that point being
24 taken, if we had positive cash flow off the
25 property and we leased it to them, or is -- I

1 mean, is that something that we would like to
2 discuss or -- that way we have control, at
3 least if there is a one- or two-year lease.
4 I guess it depends on the way everybody wants
5 to go.

6 MR. DEORIO: Well, you know, let's
7 dissect that a little bit. So, as far as,
8 you know -- this particular tenant is not --
9 or this particular client is not interested
10 in leasing it. They want -- they do want to
11 own it. They want to put their footprint on
12 it. They want to do some things with the
13 building, improve it, handicap accessibility.
14 They want clients to be able to come there.
15 They want to pave the gravel driveway. They
16 want to do some of those things to really
17 make it a show place.

18 On the lease side of it for a couple
19 years, again, what I'm extremely concerned
20 about is, you know, where interest rates will
21 be headed as a result of the fed. We all
22 know what's kind of happening here. But it
23 would be, you know, a miracle if the fed
24 could engineer a soft landing. I think there
25 will be a recession. And I think, you know,

1 if we leased -- did something, I think a
2 couple years from now, there is not going to
3 be an interest from this party to buy it,
4 because interest rates are going to be so
5 much higher at that time.

6 So, you know, to me, I mean, I have to go
7 back to our initial purpose. This building
8 was acquired because we thought that there
9 was going to be a new police/fire station
10 built there, and that this would be a
11 building that would ultimately be sold to the
12 City to improve the access of emergency
13 vehicles in and out of that station.

14 So the fact that that -- we are looking
15 at a different location for that, put a
16 different use on it. We tried to be flexible
17 and adapt to the circumstances. That has
18 kind of been the mantra that I think that the
19 City Council has asked us to be. And what we
20 are trying to be here is look at our
21 environment and be able to adapt to what's
22 happening.

23 What's happening right now I think is --
24 works to our advantage and to our overall
25 game plan of trying to move the needle on our

1 projects. And there are some additional
2 properties that the CIC owns that -- you
3 know, that we would like to continue
4 acquiring around this, so we have a project
5 that we can go forward with, and we are going
6 to need capital. And we can hear a report
7 from the Treasurer that, you know, would
8 indicate, hey, we -- these funds would be
9 most welcomed.

10 MR. REVOLDT: I guess I make sort of
11 three general comments, if I can remember
12 what all three were. The first is for the
13 property, Tim, to be strategic, it's got to
14 be developable in a larger sense than it
15 currently is. I think it's landlocked to the
16 north, and I believe it may be landlocked to
17 the east. Does it not, Patrick? Doesn't go
18 all the way through.

19 So it's valuable only in the sense that
20 we have other stuff around it, which we do
21 not have. To Patrick's point, there is a
22 great risk that we have a lot of property
23 that we are doing nothing with. And we are
24 going to have parcels that we are going to
25 sit on for a period of time. So do we want

1 this part of that or do we -- we move it off
2 our -- our board, understanding that we are
3 acquiring other things or will be acquiring
4 other things? You know, we have talked about
5 properties to the north. Do we want to be in
6 a position to have to defend something that
7 is sitting because of the economy, unsold,
8 unused, et cetera?

9 I think the third element is this -- and
10 this goes back to our revenues over the last
11 24 months -- we know from Jina's excellent
12 bookkeeping that the bulk of our income tax
13 revenue comes from small business. And our
14 job out here is to promote those businesses
15 moving into town. So we can get somebody in
16 there, we can sell it, we capture the
17 investment, redeploy those funds, and then
18 have somebody come in. I'm okay with it.

19 And I think the fourth element -- the
20 fourth part of this is that, from my
21 perspective, I recognize or I believe that a
22 lot of this stuff that we do in terms of
23 economic development is pretty fluid. We are
24 going to start off with plan A. We are going
25 to go to plan B. We are going to go to plan

1 C. And we might end up at plan T by the time
2 it's all done.

3 But let's not lose sight of what the goal
4 is. The goal is to have someone who occupies
5 the site, who pays taxes on it and generates
6 income tax revenue. That's what we want,
7 whether they are selling pizzas, they are
8 lending money, or they are turning real
9 estate. That's what makes us healthy at the
10 end of the day.

11 So does it check those boxes? In my
12 view, it does.

13 MR. STROIA: I think the only reason we
14 would keep it is if that place would develop,
15 and we can't wait on them. We can't trust
16 them to do anything or meet any deadlines.

17 MR. REVOLDT: Patrick is kind of on that,
18 for those kind of outside the circle. He's
19 much kinder in his assessment. I'm far more
20 pessimistic. And everyone should know,
21 because you are the civilians here, who are
22 the peer leaders in the community. The Mayor
23 has done -- and Patrick has done an excellent
24 job reaching out to the owners across the
25 street. But, unfortunately, neither of them

1 have a prescription for confusion.

2 MAYOR WILDER: Tim, your point came up
3 about leasing. But the party really wanted
4 to have that ownership. So I understand
5 where you are coming from.

6 MR. MCCORT: Just a topic for discussion.

7 MAYOR WILDER: No. Perfect.

8 MR. REVOLDT: That's a good point.

9 MR. MCCORT: But when you look at this,
10 we are not losing money.

11 MR. REVOLDT: No.

12 MR. MCCORT: We made an attempt.

13 MR. REVOLDT: Nope.

14 MR. MCCORT: And it's not -- we know it
15 will be fine. So we are adding a little gem.
16 So it's not a bad thing at all. It's a good
17 thing we are talking about this, yeah.

18 MR. ZEPP: I think, from my perspective,
19 maybe we just view it as a base hit, instead
20 of just swinging for fences and striking out
21 many times.

22 MR. DEORIO: Great analogy.

23 MR. REVOLDT: Jon --

24 MR. ZEPP: And we need a number of base
25 hits as a -- as a board to keep us going.

1 MR. REVOLDT: You know, I think many
2 communities are lucky if they can add 50 or
3 100 jobs a year. We are going to pick up a
4 couple of that 50, a percentage of that 50.
5 And it's a good thing.

6 MAYOR WILDER: Does this bring us to a
7 point of discussion that we have to have a
8 decision by the board to complete this
9 transaction?

10 MR. DEORIO: Yeah. Uh-huh.

11 MAYOR WILDER: Okay.

12 MR. DEORIO: So we would be looking for a
13 motion to enter into a sales agreement --
14 that's been covered --

15 MR. REVOLDT: Okay.

16 MR. DEORIO: -- the sales agreement to
17 sell the property at 430 North Main at an
18 agreed upon price of \$190,000.

19 MR. REVOLDT: Is that the motion?

20 MR. DEORIO: That would be in the form of
21 a motion, yes.

22 MR. REVOLDT: I will second.

23 MAYOR WILDER: Motion on the floor,
24 seconded by Member Revoldt. Call for
25 discussion. Any other comments to come

1 forward?

2 (No response.)

3 MAYOR WILDER: If not, we'll go for a
4 roll call vote.

5 Member Jon Zepp.

6 MR. ZEPP: Yes.

7 MAYOR WILDER: Member Timothy McCort.

8 MR. MCCORT: Yes.

9 MAYOR WILDER: Member Ryan Grossschmidt.

10 MR. GROSSCHMIDT: I will abstain from
11 voting today.

12 MAYOR WILDER: Understood.

13 Member Revoldt.

14 MR. REVOLDT: Yes.

15 MAYOR WILDER: Member Stroia.

16 MR. STROIA: Yes.

17 MAYOR WILDER: Jina Alaback.

18 MS. ALABACK: Yes.

19 MAYOR WILDER: Patrick DeOrio.

20 MR. DEORIO: Yes.

21 MAYOR WILDER: And President Wilder, yes.

22 Motion carries with one abstention.

23 Thank you very much for --

24 MR. DEORIO: I would like to inquire to
25 the Law Director. We will probably need a

1 resolution that all the board members can
2 sign; is that correct?

3 MR. BOYER: Yes. I'll draw that up.

4 MR. DEORIO: Thank you.

5 MAYOR WILDER: Thank you. Our next item
6 is acquisition of property, 4B.

7 MR. DEORIO: For this one, I would like
8 to make a motion that we enter into executive
9 session to discussion the potential
10 acquisition of property.

11 MR. REVOLDT: That's the motion?

12 MR. DEORIO: Uh-huh.

13 MR. REVOLDT: Revoldt will second.

14 MAYOR WILDER: Roll call. All in favor,
15 say "aye."

16 MR. DEORIO: Aye.

17 MAYOR WILDER: Aye.

18 MR. ZEPP: Aye.

19 MR. REVOLDT: Aye.

20 MR. ALABACK: Aye.

21 MR. GROSSCHMIDT: Aye.

22 MR. MCCORT: Aye.

23 MR. STROIA: Aye.

24 MR. REVOLDT: For executive session, I
25 thought you need a roll call.

1 MAYOR WILDER: That's what I thought.

2 Okay. Roll call.

3 Wilder, yes.

4 DeOrio.

5 MR. DEORIO: Yes.

6 MAYOR WILDER: Alaback.

7 MS. ALABACK: Yes.

8 MAYOR WILDER: Stroia.

9 MR. STROIA: Yes.

10 MAYOR WILDER: Revoldt.

11 MR. REVOLDT: Yes.

12 MR. GROSSCHMIDT: Yes.

13 MAYOR WILDER: Grossschmidt.

14 MR. GROSSCHMIDT: Yes.

15 MAYOR WILDER: And McCort.

16 MR. MCCORT: Yes.

17 MAYOR WILDER: And Zepp.

18 MR. ZEPP: Yes.

19 MAYOR WILDER: We are now moved to
20 executive session.

21 (Whereupon, the Board enters Executive
22 Session.)

23 MAYOR WILDER: We'll need a motion to
24 adjourn from -- or leave executive session
25 and go back into --

1 MR. REVOLDT: Revoldt will move
2 adjournment of the executive session, and the
3 motion will reflect that no action was taken.
4 MR. DEORIO: DeOrio will second.
5 MAYOR WILDER: Roll call vote. Jon Zepp.
6 MR. ZEPP: Yes.
7 MAYOR WILDER: Timothy McCort.
8 MR. MCCORT: Yes.
9 MAYOR WILDER: Ryan Grossschmidt.
10 MR. GROSSCHMIDT: Yes.
11 MAYOR WILDER: Daryl Revoldt.
12 MR. REVOLDT: Yes.
13 MAYOR WILDER: Matthew Stroia.
14 MR. STROIA: Yes.
15 MAYOR WILDER: Jina Alaback.
16 MS. ALABACK: Yes.
17 MAYOR WILDER: Patrick DeOrio.
18 MR. DEORIO: Yes.
19 MAYOR WILDER: And Stephan Wilder, yes.
20 We are back now in our regular -- North
21 Canton regular meeting for the CIC.
22 MR. DEORIO: And if the Chair would
23 entertain, I would like to make a motion for
24 the North Canton Community Improvement
25 Corporation to enter into a lease agreement

1 with Randall McNurlin for the approximately
2 .41 acres of land owned by the CIC on South
3 Main Street for purposes of parking access
4 for tenants to his building located at that
5 location.

6 MR. REVOLDT: Revoldt will second.

7 MAYOR WILDER: I have a second on the
8 floor. Any further discussion?

9 MR. DEORIO: This is a matter that the
10 CIC has entered into previously in its
11 history with development there. A parking
12 lot put in for purposes of accommodating a
13 Stark County governmental agency and their
14 employees.

15 The City of North Canton is fortunate. A
16 new business is now occupying that former
17 space, bringing in jobs from Jackson Township
18 into North Canton. And there is a need for
19 additional parking to suit that business and
20 what they engage in.

21 MAYOR WILDER: Do we need an address for
22 that?

23 MR. DEORIO: 1280 South Main Street.

24 MAYOR WILDER: Thank you. That just
25 clarifies it. With that presented, and the

1 motion has been seconded, discussion?

2 Anything further?

3 (No response.)

4 MAYOR WILDER: If not, we'll call for a
5 roll call vote.

6 Jon Zepp.

7 MR. ZEPP: Yes.

8 MAYOR WILDER: Timothy McCort.

9 MR. MCCORT: Yes.

10 MAYOR WILDER: Ryan Grossschmidt.

11 MR. GROSSCHMIDT: Yes.

12 MAYOR WILDER: Daryl Revoldt.

13 MR. REVOLDT: Yes.

14 MAYOR WILDER: Matthew Stroia.

15 MR. STROIA: Yes.

16 MAYOR WILDER: And Jina Alaback.

17 MS. ALABACK: Yes.

18 MAYOR WILDER: Patrick DeOrio.

19 MR. DEORIO: Yes.

20 MAYOR WILDER: And Stephan Wilder, yes.

21 Motion carries in support of that. Thank
22 you.

23 Is there another item to come forward?

24 MR. DEORIO: Mr. Chair, if you would
25 allow, I would like to make a motion for the

1 North Canton Community Improvement
2 Corporation to enter into a purchase
3 agreement for a parcel of land known by
4 Parcel Number 9207406 in Stark County, North
5 Canton, Ohio. This parcel -- my motion would
6 be that that be at a purchase price of
7 \$30,000.

8 So to recap, a motion for the North
9 Canton Community Improvement Corporation to
10 enter into a purchase agreement for Parcel
11 Number 9207406 at a price agreed upon not to
12 exceed \$30,000.

13 MR. REVOLDT: And the purpose is
14 continuation of our land banking strategy.

15 MR. DEORIO: If you make a second, I
16 will --

17 MR. REVOLDT: I will second it.

18 MAYOR WILDER: A second is on the floor.
19 Any further discussion?

20 MR. DEORIO: The purpose of this
21 acquisition is that this parcel is located,
22 you know, almost adjacent to three other
23 properties that the North Canton Community
24 Improvement Corporation owns on North Main
25 Street. It would be in furtherance of a

1 project that has been discussed with a couple
2 of area developers for a retail mixed-use
3 application. Once we were able to acquire
4 sufficient parcels to make that happen, this
5 puts us one step closer to that.

6 MAYOR WILDER: Very fine. Any other
7 comment from the members?

8 (No response.)

9 MAYOR WILDER: Very well. We'll call for
10 a vote to accept that motion.

11 Stephan Wilder, yes.

12 Patrick DeOrio.

13 MR. DEORIO: Yes.

14 MAYOR WILDER: Jina Alaback.

15 MS. ALABACK: Yes.

16 MAYOR WILDER: Matthew Stroia.

17 MR. STROIA: Yes.

18 MAYOR WILDER: And Daryl Revoldt.

19 MR. REVOLDT: Yes.

20 MAYOR WILDER: Ryan Grossschmidt.

21 MR. GROSSCHMIDT: Yes.

22 MAYOR WILDER: Timothy McCort.

23 MR. MCCORT: Yes.

24 MAYOR WILDER: And Jon Zepp.

25 MR. ZEPP: Yes.

1 MAYOR WILDER: Motion carries to approve
2 the purchase of that lot for \$30,000.

3 MR. DEORIO: Thank you all.

4 MAYOR WILDER: Any further -- any other
5 discussion?

6 MR. REVOLDT: No.

7 MAYOR WILDER: I ask for a motion to
8 adjourn.

9 MR. REVOLDT: Revoldt will move
10 adjournment.

11 MAYOR WILDER: May I have a second?

12 MR. STROIA: Stroia seconds.

13 MAYOR WILDER: Stroia seconds. All in
14 favor, say "aye."

15 MR. DEORIO: Aye.

16 MAYOR WILDER: Aye.

17 MR. ZEPP: Aye.

18 MR. REVOLDT: Aye.

19 MR. ALABACK: Aye.

20 MR. GROSSCHMIDT: Aye.

21 MR. MCCORT: Aye.

22 MR. STROIA: Aye.


23 MAYOR WILDER: Motion carries. We stand
24 adjourned. Thank you very much everybody.

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(This proceeding adjourned at 10:09 a.m.)

ATTEST:



Stephan B. Wilder, CIC President

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