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CITY OF NORTH CANTON, OHIO

IN RE: )  
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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  
Wednesday, the 14th day of June, 2023, at 10:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, Mayor
- Patrick DeOrio, Secretary
- Matthew Stroia, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Daryl Revoldt, Member
- Wayne Boyer, Director of Law
- Jennifer Cross, Administrative Specialist

- - - - -

1                   MAYOR WILDER: This is Steve Wilder,  
2                   president for the CIC, calling the Community  
3                   Improvement Corporation of the City of North  
4                   Canton, holding our regular meeting  
5                   Wednesday, June 14th, 2023, 10:00 a.m. here  
6                   at North Canton City Hall, 145 North Main  
7                   Street, North Canton, Ohio 44720.

8                   I'll ask for Ms. Cross to call -- make  
9                   the roll call, please.

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

11                  MAYOR WILDER: Here.

12                  MS. CROSS: Patrick DeOrio.

13                  MR. DEORIO: Here.

14                  MS. CROSS: Matthew Stroia.

15                  MR. STROIA: Here.

16                  MS. CROSS: Daryl Revoldt.

17                  MR. REVOLDT: Here.

18                  MS. CROSS: Jon Zepp.

19                  MR. ZEPP: Here.

20                  MS. CROSS: Ryan Grossschmidt.

21                  MR. GROSSCHMIDT: Here.

22                  MS. CROSS: Also joining us today is  
23                  Wayne Boyer, our non-voting counsel. Jina  
24                  Alaback and Tim McCort are absent.

25                  MAYOR WILDER: So moved. So we'll excuse

1           those two individuals. We have enough for a  
2           quorum.

3           MS. CROSS: We do.

4           MAYOR WILDER: We can go forward then.  
5           On item number 3 on our agenda is approval of  
6           the minutes from our May 24th, 2023 meeting.  
7           Those have been e-mailed to you, if -- if you  
8           have them in front of you.

9           May I have a motion to accept the minutes  
10          as presented?

11          MR. STROIA: Stroia moves.

12          MR. DEORIO: Second.

13          MAYOR WILDER: Is there any discussion on  
14          the minutes of May 24th?

15          (No response.)

16          MAYOR WILDER: If not, all in favor, say  
17          "aye."

18          MR. DEORIO: Aye.

19          MAYOR WILDER: Aye.

20          MR. STROIA: Aye.

21          MR. ZEPP: Aye.

22          MR. GROSSCHMIDT: Aye.

23          MAYOR WILDER: Opposed?

24          (No response.)

25          MAYOR WILDER: Motion carries.

1 MR. REVOLDT: Revoldt abstains.

2 MAYOR WILDER: The minutes are approved.  
3 On item number 4, we'd like to introduce new  
4 business. And this will cover a resolution  
5 involving a property at 6647 Wise Avenue,  
6 Northwest.

7 I'll turn this discussion over to  
8 Mr. DeOrio, as he has been actively working  
9 on this property down there.

10 Mr. DeOrio.

11 MR. DEORIO: So if you look at the  
12 overhead, you can see that the property  
13 highlighted in green is 6647 Wise. It was  
14 the one property on the back side of the  
15 Heiser acquisition that we just completed,  
16 that Heiser did not own.

17 So we had -- struck an arrangement to  
18 purchase this property and to close it within  
19 a certain number of days after the Heiser  
20 closing. We are at that point. And you'll  
21 see then that would leave us with just one  
22 parcel in black that is yet to be acquired,  
23 and we will have assembled approximately a --  
24 that would represent about a 13-acre tract  
25 there.

1                   Now, we do have property north of this.  
2                   The Dover Capital property is about 4 acres.  
3                   Separating Dover Capital from this is  
4                   Northwest Auto. You can get your bearings  
5                   from that.

6                   The purchase price is \$159-. And we will  
7                   have a tenant remain in it for a few months,  
8                   giving them an opportunity to -- to exit.  
9                   And we have agreed on a rent in the interim.  
10                  I think we are doing up to six months --

11                  MR. BOYER: Uh-huh.

12                  MR. DEORIO: -- at \$700 a month.

13                  And if there are no questions, then I  
14                  would move that we -- the CIC move forward  
15                  with the acquisition of this property.

16                  MAYOR WILDER: We have a motion on the  
17                  floor to move forward with the acquisition of  
18                  property at 6647 Wise Avenue, Northwest. May  
19                  I have a second?

20                  MR. REVOLDT: Revoldt will second.

21                  MAYOR WILDER: Revoldt seconds. I'll  
22                  open it still for any further discussion,  
23                  input.

24                  MR. REVOLDT: Just a quick question,  
25                  Patrick; as we look on the northward

1 strategy -- we don't need to take a very deep  
2 dive. But we are pretty confident we are  
3 going to get some of this stuff, kick it off?

4 MR. DEORIO: Uh-huh. Yes.

5 MR. REVOLDT: Yeah. I think kind of the  
6 other element is that we are obviously going  
7 to annex this into the City, A. And B is we  
8 are not in any rush to liquidate it. We are  
9 going to really look for hopefully -- within  
10 our guidelines, capital investment.

11 MR. DEORIO: I think, you know, the  
12 principles that were developed for the K-Mart  
13 acquisition --

14 MR. REVOLDT: Yeah.

15 MR. DEORIO: -- we have had great success  
16 with that, following that strategy, so I  
17 think that would be what we would employ  
18 here.

19 We secured -- the City secured the Heiser  
20 property on a 15-year loan. So we know that  
21 the City's costs are going to be stable, and  
22 we know that the economic environment is  
23 changing rapidly. This year -- it may  
24 preclude a lot of interest this year, but I  
25 think as we come out of the recession

1            hopefully next year, that activity picks up  
2            again; the fed has to cut interest rates to  
3            stimulate the economy and repeat the cycle.

4            MR. REVOLDT:    Yeah.

5            MAYOR WILDER:    I'd like the resolution to  
6            be read into the record.

7            MS. CROSS:    I can do that.

8            Whereas, the corporation desires to  
9            purchase certain real estate consisting of  
10           approximately .23 acres, more or less,  
11           located on 6647 Wise Avenue, Northwest, North  
12           Canton, Stark County, Ohio 44720, from  
13           Michael J. Stuffel and Mary E. Stuffel --  
14           Marie Stuffel.    My apologies.

15           And whereas, to accomplish said purchase  
16           it is in the best interest of corporation to  
17           enter into a commercial real estate purchase  
18           agreement.

19           Now, therefore, be it resolved that  
20           Stephan B. Wilder, president of the  
21           corporation, be, and he hereby is, authorized  
22           and directed on behalf of the corporation to  
23           enter into the agreement for the purchase of  
24           the property; and further resolved, that  
25           Stephan B. Wilder, president of the



1 corporation, be, and he hereby is, authorized  
2 and directed on behalf of the corporation to  
3 execute any and all documents, including but  
4 not limited to the settlement statement and  
5 tax proration agreement, and any and all  
6 other documents and instruments as may be  
7 required in connection with or to evidence  
8 the corporation's purchase of said property.

9 MAYOR WILDER: Thank you. With that --  
10 with the motion being seconded, and the  
11 resolution has been read, I'll call for a  
12 roll call vote, please --

13 MS. CROSS: Yes, sir.

14 MAYOR WILDER: -- for approval.

15 MS. CROSS: Stephan Wilder.

16 MAYOR WILDER: Yes, I approve.

17 MS. CROSS: Patrick DeOrio.

18 MR. DEORIO: Yes.

19 MS. CROSS: Matthew Stroia.

20 MR. STROIA: Yes.

21 MS. CROSS: Daryl Revoldt.

22 MR. REVOLDT: Yes.

23 MS. CROSS: Jon Zepp.

24 MR. ZEPP: Yes.

25 MS. CROSS: Ryan Grosschmidt.

1 MR. GROSSCHMIDT: Yes.

2 MAYOR WILDER: Motion carries. The  
3 resolution is passed. Thank you very much  
4 for supporting this. Anything else to come  
5 before the Board?

6 MR. REVOLDT: Just as a quick -- Patrick,  
7 a quick final question before we go. This  
8 parcel that we have got in orange is how big  
9 now?

10 MR. DEORIO: It's approximately 13 acres.

11 MR. REVOLDT: Thirteen acres. So that  
12 will be actually a fairly good-sized  
13 annexation into the City when it occurs.

14 MR. DEORIO: Uh-huh.

15 MR. REVOLDT: Okay.

16 MAYOR WILDER: It's quite a footprint  
17 down there --

18 MR. REVOLDT: Yeah.

19 MAYOR WILDER: -- that we have  
20 accomplished. Our west side. And I think it  
21 falls in line with our master plan.

22 MR. ZEPP: When was the last time we  
23 annexed anything of that scope? It's --

24 MR. DEORIO: Of that scope? I mean,  
25 you'd have to go back to the residential

1 annexations.

2 MAYOR WILDER: Monticello.

3 MR. REVOLDT: I think it would have been  
4 Monticello, would have been -- as Hoover was  
5 liquidating its parcels. We had Monticello  
6 and then we had Washington Square were the  
7 big ones.

8 But, again, you know, Jon, to answer your  
9 question, the challenge out there is that the  
10 residential stuff is a cost, ongoing cost.  
11 Just generally don't garner enough revenue to  
12 cover your service cost.

13 MR. ZEPP: Yep.

14 MR. REVOLDT: That's what makes that so  
15 critical.

16 MR. DEORIO: I move we adjourn.

17 MR. REVOLDT: I'll second that.

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

19 MR. DEORIO: Aye.

20 MAYOR WILDER: Aye.

21 MR. STROIA: Aye.

22 MR. ZEPP: Aye.

23 MR. GROSSCHMIDT: Aye.

24 MR. REVOLDT: Aye.

25 MAYOR WILDER: Opposed?

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(No response.)

MAYOR WILDER: We stand adjourned. Thank  
you.

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

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ATTEST:



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Patrick A. DeOrio, 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 21st day of June, 2023.

24  
25  


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

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