

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
AUGUST 2, 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, August 2, 2023, at 10:01 a.m.

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APPEARANCES:

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Jina E. Alaback, Treasurer
- Wayne A. Boyer, Nonvoting Member
- Daryl Revoldt, Member
- Matthew Stroia, Member
- Jon Zepp, Member
- Jennifer Cross, Administrative Specialist

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1 MR. WILDER: Well, good morning, everyone.
2 Calling to order the Community Improvement
3 Corporation in the city of North Canton, holding our
4 regular meeting on Wednesday, August 2, 2023, at
5 10:01 at North Canton City Hall, 145 North Main
6 Street, North Canton, Ohio.

7 Enclosed in your packet, we've gone through
8 the call to order. Miss Cross, will you please
9 conduct roll call.

10 MS. CROSS: Yes, sir.

11 Stephan Wilder.

12 MR. WILDER: Present.

13 MS. CROSS: Patrick DeOrio.

14 MR. DEORIO: Here.

15 MS. CROSS: Jina Alaback.

16 MS. ALABACK: Here.

17 MS. CROSS: Daryl Revoldt.

18 MR. REVOLDT: Here.

19 MS. CROSS: Matt Stroia.

20 MR. STROIA: Here.

21 MS. CROSS: Jon Zepp.

22 MR. ZEPP: Here.

23 MS. CROSS: Also with us is Wayne Boyer, our
24 non-voting legal counsel. And members Tim McCort and
25 Ryan Grosschmidt are absent.

1 MR. WILDER: Very fine. Let the record sh
2 that they're absent and it's approved and we have
3 enough for a quorum.

4 MS. CROSS: Yes, we do.

5 MR. WILDER: So we'll move forward.

6 Folks, we have a number of items to go
7 through today. First will be our approval of
8 minutes. That's 3a on your agenda.

9 MR. DEORIO: I move we approve as presented.

10 MR. STROIA: Stroia seconds.

11 MR. WILDER: Any further discussion on that?
12 If not, all in favor say "aye" for approval.

13 ("Aye" in unison.)

14 MR. WILDER: Nay for not.

15 MS. ALABACK: I abstain.

16 MR. WILDER: One abstention.

17 MR. REVOLDT: Two abstentions.

18 MR. WILDER: Oh. And Daryl.

19 MR. DEORIO: Does that give us enough votes
20 to pass it?

21 MR. WILDER: That's two. No, we'll have to
22 table it until next week. Very fine. Let the record
23 note that we'll approve the minutes at the next
24 meeting. Thank you. Thanks for bringing that to my
25 action.

1 MR. REVOLDT: The absentees fessed up.

2 MR. WILDER: Truth shall prevail.

3 On Item No. 4, we have a number of items of
4 business that -- business to cover. And we want to
5 bring the CIC up to date on those. So, Mr. DeOrio,
6 would you be willing to conduct that business for us.
7 We'll start with 4a, a resolution concerning the CIC
8 purchase of 441 to 503 North Main Street.

9 MR. DEORIO: Okay. So 4a and 4b are related.
10 They're all owned by one individual, Randy O'Connor,
11 and 503 was on the market and we -- it's a triplex,
12 and so we made some inquiries to see if he was
13 interested in selling the rest of his, you know,
14 parcels. We thought that this potentially could be a
15 good location for the city if we were able to acquire
16 the entire area that he owned.

17 So this consists of essentially I believe
18 five parcels. Yes. Five parcels that would be on
19 the corner of Viking and North Main. We entered
20 negotiations, have executed a purchase agreement for
21 all the properties. I believe that is at 1.25 --

22 MR. BOYER: Yes, sir.

23 MR. DEORIO: -- million for all five
24 properties, and the intent will be to acquire this
25 and then allow the city to move forward with

1 development of a fire/EMS building at this location.

2 MS. CROSS: I think that amount does include
3 205 Viking.

4 MR. DEORIO: Yes.

5 MS. CROSS: That would be a total of six
6 parcels. Two separate purchase agreements.

7 MR. DEORIO: So it will be six parcels.
8 Thank you, Jennifer. 1.25 million. And, you know,
9 we've had some -- you know, we're in the process of
10 due diligence. We have a phase 1 environmental being
11 conducted on it. It has had a number of occupancies
12 at the part that is Randy's Automotive so we just
13 want to make sure everything's -- you know, comes up
14 good, and that, if so, we would be closing, you know,
15 sometime in October, late October on that.

16 So, you know, this would be -- this is a
17 situation where the city is using its CIC to do the
18 land development in order to put the fire station
19 together as opposed to the city doing it directly.
20 It makes it very difficult, with public disclosure
21 rules, to negotiate on a number of properties
22 simultaneously. So we're glad to be able to put this
23 there and we've had -- the city's had some builders
24 go through, we've had some architects talk with us
25 about this location and think that it would serve it

1 well there.

2 So I would entertain any questions about it.
3 We are giving Randy like six months to relocate his
4 business. He's looking to relocate at a location
5 outside the city, which we think that would be
6 appropriate because North -- all of Main Street has a
7 prohibition against automotive enterprises that goes
8 back 20 years. We've tried to get that off of our
9 Main Street.

10 MR. ZEPP: So that property would be
11 contingent on acquiring what we bought as well or --

12 MR. DEORIO: Well, we would have to get that
13 one. We're in discussions with that, but as you
14 would note, you know, at any type of project like
15 this the last parcel to go is usually the one that
16 ends up, you know, feeling that they have leverage in
17 the pricing structure. We've -- we are still far
18 apart on our number but we've notified them that if
19 they choose not to sell that we're just going to
20 follow the eminent domain process and put them on
21 notice as the current owner. Or if they were to list
22 the property, put notice to the agent that lists it
23 that this, you know, parcel is subject to the city
24 taking based on the fair value appraisal that would
25 be at the time. So --

1 MR. ZEPP: Is it currently a rental?

2 MR. DEORIO: Yes.

3 MR. WILDER: There's not much there, Jon.

4 MR. DEORIO: Yeah, it's a very bad --

5 MR. ZEPP: There used to be a house behind
6 it, I think.

7 MR. DEORIO: Yes.

8 MR. ZEPP: That's been knocked down.

9 MR. DEORIO: And that's -- that ground is not
10 part of this ground, so this basically is less than
11 one-tenth of an acre, it is in very poor condition.

12 MR. ZEPP: Yes.

13 MR. DEORIO: But the owner thinks that we
14 should be paying an amount, you know, 50 percent
15 higher. Now we're 50 percent higher. He was a
16 hundred percent higher, but at 50 percent higher it's
17 still a stretch for that.

18 MR. REVOLDT: I was going to say, we might
19 want to have the record reflect that particularly the
20 larger parcel had the rationale for the acquisition
21 is, A, the parcel is of size to maximize its utility
22 for a safety building, and B is, it is near the
23 center of town.

24 MR. ZEPP: It's well located. Yeah.

25 MR. REVOLDT: It's well located. So and we

1 think that is -- those are -- those are important
2 considerations in this activity.

3 MR. ZEPP: I think that addresses a concern
4 that I heard from a citizen when there was talk of
5 putting one up further north and he lived to the
6 south and he was concerned, you know, it would
7 increase time for services to get to his residence.

8 MR. REVOLDT: Response.

9 MR. ZEPP: But this obviously would resolve
10 that issue completely. So --

11 MR. STROIA: That's a good plot of land. Two
12 different access points potentially.

13 MR. DEORIO: Yeah. You know, wearing, you
14 know, as the administrator of the city, I, you know,
15 would point to data analysis that would suggest that
16 from a response perspective locating on North Main is
17 more apropos for the calls that we are -- that we
18 have been getting in the last ten years. That's
19 where the action is. On South Main, there's no
20 action. But we understand from the standpoint of
21 community buy-in that it's easier to buy in when it's
22 located in the center of town. So we're -- we accept
23 that reality. We're willing to locate here. It's
24 about one and a half acres, and we had the footprint
25 of the existing fire station on Main Street and the

1 EMS station on Seventh Street overlaid on to this and
2 the two of them together take up about an acre.

3 MR. WILDER: Yeah.

4 MR. DEORIO: So there's still that extra half
5 acre that we need to get garage bays, enough garage
6 bays facing Main Street. Now, being this is located
7 in the center of town in the Main Street Central
8 district, for zoning purposes there's zero setback
9 for the building itself. So we anticipate that the
10 corner of Viking and Main is going to be where the
11 hub of the operations are outside of the bays and
12 that we're going to need to go vertical in order to
13 accommodate that. That's exactly what Main Street
14 zoning was intended for is to start to create that
15 feel of a downtown again.

16 MR. WILDER: They will have access off of
17 Viking to get in. And in reviewing some of the
18 people, that was good that they will be able to bring
19 their equipment in still. Maybe even not tie up Main
20 Street like we do right now backing vehicles in. But
21 I just thought it was an ideal site, you know,
22 location, larger footprint for -- and combining all
23 the resources under one building, one roof, and
24 working right out of that for EMS and fire. I just
25 thought it would be a home run for us to have them

1 right there, continue on Main Street and actually not
2 too far from our schools, but let alone our
3 residences and our medical facilities. So we'll just
4 work on trying to get that last piece of property. I
5 just thought it would be an ideal site for our fire
6 and EMS department.

7 Any other questions or comments or --

8 MR. DEORIO: Well, I would move that the CIC
9 authorize the appropriate parties to complete the
10 purchase of 441-503 North Main Street. Is that an
11 appropriate motion?

12 MR. REVOLDT: Revoldt seconds.

13 MR. BOYER: It is.

14 MR. WILDER: Well, we have a motion on the
15 floor, we have a second. Any other further
16 discussion in going forward with completing the
17 purchase of 441 to 503 North Main Street? If not,
18 we'll call for a roll call for approval.

19 MS. CROSS: Yes, sir.

20 Stephan Wilder.

21 MR. WILDER: Yes.

22 MS. CROSS: Patrick DeOrio.

23 MR. DEORIO: Yes.

24 MS. CROSS: Jina Alaback.

25 MS. ALABACK: Yes.

1 MS. CROSS: Daryl Revoldt.

2 MR. REVOLDT: Yes.

3 MS. CROSS: Matt Stroia.

4 MR. STROIA: Yes.

5 MS. CROSS: Jon Zepp.

6 MR. ZEPP: Yes.

7 MR. WILDER: Any nays? The motion carries.

8 MS. CROSS: We do have a resolution I'll pass
9 around.

10 MR. WILDER: Thank you, Mr. DeOrio. Will you
11 go to 4b resolution.

12 MR. DEORIO: Yes.

13 So on 205 Viking, which we're passing around
14 another map so that you can kind of see where that
15 exactly is. So this one was -- is important to the
16 acquisition as well. 205 Viking, you can see on your
17 map that it is immediately behind or west of and
18 adjacent to the parcels that we were looking at
19 earlier. And as we put this site together, you know,
20 this could be, depending on how it's all laid out,
21 but at the minimum this could be parking for fire
22 department employees and other types of equipment
23 that they have where -- utility sheds that they have
24 spread throughout the city could be located on, store
25 their gators and their, you know, utility trailers

1 and the like. So rather than have it on the property
2 per se where it could potentially interfere with fire
3 trucks or ambulances moving in and out, so it's a
4 great staging ground. We thought, because it was all
5 owned by the same individual, it was a perfect
6 opportunity to get it all there.

7 Unless there's no other comments, as we've
8 talked about that early in the previous one, I would
9 move to authorize the CIC officers to complete the
10 purchase of 205 Viking Street, Northwest.

11 MR. REVOLDT: Revoldt seconds.

12 MR. STROIA: Second.

13 MR. WILDER: We have a motion on the floor, a
14 second. Any other questions or discussion on the CIC
15 purchasing or approving the purchasing of 205 Viking
16 Street, Northwest? If not, we'll call for a roll
17 call.

18 MS. CROSS: Yes, sir.

19 Stephan Wilder.

20 MR. WILDER: Yes, I approve.

21 MS. CROSS: Patrick DeOrio.

22 MR. DEORIO: Yes.

23 MS. CROSS: Jina Alaback.

24 MS. ALABACK: Yes.

25 MS. CROSS: Daryl Revoldt.

1 MR. REVOLDT: Yes.

2 MS. CROSS: Matt Stroia.

3 MR. STROIA: Yes.

4 MS. CROSS: Jon Zepp.

5 MR. ZEPP: Yes.

6 MR. WILDER: Motion carries. There's no
7 nays. Thank you very much.

8 MS. CROSS: There's the resolution.

9 MR. WILDER: As we continue on with 4c, a
10 resolution involving the CIC equipment sales to Myers
11 Power Control -- excuse me, Myers Controlled Power,
12 LLC. Mr. DeOrio, do you have anything to say on
13 that?

14 MR. DEORIO: Yes. So a bit of a history
15 there. We're fortunate we have the architect of this
16 agreement here with us. Mr. Revoldt, who served on
17 council at a different time and was president of
18 council, was instrumental in creating an economic
19 incentive package for Myers Controlled Power to
20 locate to the city. And part of that was using the
21 CIC dollars to acquire cranes that would be necessary
22 that -- for the type of cranes that, you know, get
23 plugged into the ceiling or overhead cranes that move
24 heavy equipment along either the assembly line or the
25 line from one part of the building to the other. And

1 this is located over in the Hoover Industrial Park on
2 the east side and it was the deciding factor for
3 Myers to locate here 15 years ago. So we -- we
4 acquired this, these cranes, and leased that to them
5 for a dollar. And Myers has been here and has
6 continued to grow their business over those 15 years.

7 But, alas, unfortunately for us but
8 fortunately for them, they have outgrown their
9 location. Business is good, and they need to find
10 another home. They have found another home in the
11 city of Canton. So we know that there are probably a
12 number of North Canton residents that work for Myers
13 Controlled Power that will continue to be employed
14 and continue to bring income tax dollars in to us, we
15 hope, depending on some issues that council looks at
16 here down the road.

17 But there is the matter of these cranes. So
18 Myers has reached out to us. They would like to take
19 the cranes with them. So they are interested in
20 acquiring them. I asked our finance director,
21 treasurer of the CIC, to look into how we would carry
22 these on the books. We were, in essence, doing a
23 straight-line depreciation over an extended period of
24 time and we felt that the, quote/unquote, book value
25 of these cranes was approximately \$283,600. We don't

1 believe that, in further channel checks that we've
2 done, that that is the fair market value. That's an
3 accounting value that we know of. But we believe the
4 fair market value is a bit lower than that. We ended
5 up negotiating. We initially felt that 250,000 was
6 probably closer to a fair market. They came in with
7 an offer of 200 and, you know, we believe that we
8 struck a balance in the middle at 225 and that
9 they're waiting to hear from us if we're moving
10 forward. We reached out to our legal team to develop
11 a bill of sale that we could do. That's been
12 prepared. So we really just need CIC authorization
13 to move forward to kind of close that deal.

14 It's really a good fortune for us that they
15 want to take those cranes with them. Being that this
16 is a meeting that is being transcribed, we're going
17 to leave that at that. And unless there's any other
18 questions, we would like to get authorization to move
19 forward with that.

20 MR. REVOLDT: Patrick, for the record, can
21 you recall the acquisition cost of those cranes?

22 MR. DEORIO: 440,000.

23 MR. REVOLDT: 440. And at the time we
24 structured the deal, the general rule of thumb is
25 that a used crane retained half of its original

1 value. So we're well within that range of value.
2 And I would also point out, for the record, that the
3 ROI on that investment was recovered I believe within
4 36 months from the income tax. So it was a pretty
5 good deal, and obviously we're going to pick up
6 200,000. But we have -- we had the acquisition cost,
7 the entire acquisition cost recovered within 36
8 months. It was a good deal. Good project.

9 Do you need a motion?

10 MR. WILDER: Do we have an estimated selling
11 price?

12 MR. DEORIO: Yeah. 225 is what we agreed
13 upon.

14 MR. WILDER: I'm sorry, I missed it.
15 225,000.

16 MR. REVOLDT: So you need a motion to
17 authorize the sale of the cranes to Myers?

18 MR. DEORIO: It would be appropriate if you
19 made that motion.

20 MR. REVOLDT: \$225,000.

21 MR. DEORIO: I'll second his motion.

22 MR. WILDER: Motion on the floor, we have a
23 second for the sale of equipment to Myers Controlled
24 Power, LLC, of the cranes for \$225,000.

25 Would you please call roll, Miss Cross.

1 MS. CROSS: Yes, sir.

2 Stephan Wilder.

3 MR. WILDER: Yes.

4 MS. CROSS: Patrick DeOrio.

5 MR. DEORIO: Yes.

6 MS. CROSS: Jina Alaback.

7 MS. ALABACK: Yes.

8 MS. CROSS: Daryl Revoldt.

9 MR. REVOLDT: Yes.

10 MS. CROSS: Matt Stroia.

11 MR. STROIA: Yes.

12 MS. CROSS: Jon Zepp.

13 MR. ZEPP: Yes.

14 MR. WILDER: Thank you. Motion carries.

15 Thank you, folks, for your approval.

16 Mr. DeOrio, this is your hour. So on No. 4d,
17 discussion on the Stark Economic Development Board,
18 Incorporated. Each year, folks, we get a pledge, a
19 2023 pledge, and I'd really like to have the feeling
20 of our director of administration and I'll chime in a
21 little later on, but would you talk about that a
22 little bit, sir.

23 MR. DEORIO: Okay. So Stark Economic
24 Development Board is, you know, an organization that
25 oversees, or tries to oversee large-scale economic

1 development initiatives within the county. And each
2 of the entities that, you know, constitute a subgroup
3 within Stark County, so the municipalities, the
4 townships, they're asked to, you know, pledge their
5 own dollars to the budget of the economic development
6 board to further their mission and ostensibly to
7 receive some type of value from that, that pledge.
8 So in the past, you know, it has been to us about
9 \$5,000 a year.

10 Let us review then, you know, our involvement
11 with them. That board. So back in 2018, the city
12 was looking -- the CIC was looking to acquire what
13 was known as the Flickinger property at 430 North
14 Main. And at that time the city had not -- the CIC,
15 the city had not ever acquired any property for
16 economic development purposes, had no area of
17 expertise in that, and basically at that point I
18 reached out to Stark Development Board to see if they
19 could help us with that endeavor. And they did, and
20 they put together a team of people that helped walk
21 us through that and the CIC acquired that and we
22 ended up, you know, leasing it out to somebody who
23 moved their business there and that was all great,
24 all worked very well. That business moved on and
25 somebody else wanted to buy it and we sold it.

1 But what we did is what you would hope, is
2 that we learned from that process. We learned that
3 it was important to have people in the real estate
4 acquisition business that had expertise with
5 commercial properties to help guide us. And it was
6 as a result of that we ended up hooking up with NAI
7 Spring to help us, and you know the story from there.
8 They have been instrumental in helping with the land
9 bank acquisition that is the mayor's initiative.

10 The second thing that we learned is that you
11 need to have attorneys who are well versed in real
12 estate law and acquisitions and strategies. And as a
13 result of the Flickinger property, we ended up going
14 to Krugliak Wilkins who, you know, is the largest law
15 firm in the county, but notably they're also, you
16 know, well regarded for all of their expertise and
17 strategies in acquiring real estate and selling real
18 estate, and this has been very successful for the CIC
19 and the city.

20 So that was in 2018, and that's -- since then
21 we've taken all of these acquisitions that we've
22 done, you think about the magnitude of what we've
23 done, you know, particularly the peak being Meijer
24 and then with the Heiser property, we've done all
25 this stuff and we've done that all in-house. So we

1 have not had any involvement with Stark Development
2 Board since that time. You know, many of the
3 initiatives that were undertaken like, for instance,
4 to help us get money from the Diebold project was
5 instituted by the mayor and, you know, Councilman
6 Revoldt making contacts with the people they knew in
7 Columbus to put together a coalition to get us funds
8 to help us on that project, you know, since then, and
9 that was three years ago now. Again, outside of
10 that, there just has not been any involvement on our
11 end.

12 That's not to say that Stark Development
13 Board is not of value. The Stark Development Board
14 is of value to this county; it's just that what their
15 orbit of influence is doesn't overlap what ours is
16 now. So we have two different business model targets
17 that don't intersect with one another so we don't
18 really have that involvement.

19 It's my recommendation, and bring it up for
20 discussion, is that we not renew our 2023 pledge
21 because I just feel that like, you know, we have
22 grown so much in the last five years and taken this
23 on our own and, you know, the Stark Development Board
24 is working on projects that are bringing in the
25 Amazon, bringing stuff in down by Navarre. That's

1 what they do. I just don't feel that for our little
2 land-locked community that we're going to get, you
3 know, the value from that. So I open it up for, you
4 know, additional -- plenty of time for additional
5 commentary.

6 MR. WILDER: What is our pledge this year,
7 Jina, do you know? Or Jennifer?

8 MS. ALABACK: 5,000.

9 MR. WILDER: It's usually \$5,000?

10 MS. CROSS: Yes.

11 MR. WILDER: I know when I got into office
12 that came up and I just went ahead, you know, the
13 last two or three years, I guess two years, three
14 years we went ahead and did it, but in discussions
15 with Patrick and I just feel that that \$5,000 could
16 help us here in-house. And maybe it's that extra
17 2,000 or something we need to seal a deal or
18 something. I just see that, you know, they do good
19 work in the county but we've been so successful with
20 the blessing of the CIC and council to moving forward
21 with our land acquisitions, staying true to our
22 master plan.

23 I -- you know, \$5,000 may not seem a lot to
24 them but it's a lot for our community. And I just
25 agree with Mr. DeOrio's presentation. If they're

1 there, I guess we could always reach out to them, but
2 I just thought that the money should be -- we could
3 use it better here in-house and help us along the way
4 here. Those are my feelings.

5 Anybody else want to say anything?

6 MR. DEORIO: Well, we should add to those
7 comments that it's not that we haven't --

8 MR. WILDER: Oh, we have worked with them.

9 MR. DEORIO: -- answered the call on other
10 things. So, for instance, they led an initiative to
11 try to put together a financial aid package for the
12 airport and we were able to say, you know, well, the
13 airport does benefit our community directly.

14 MR. WILDER: Yes.

15 MR. DEORIO: Of the 17,600 people that live
16 here --

17 MR. WILDER: I forgot that.

18 MR. DEORIO: -- I'm pretty sure that 17,600
19 people have used that airport and will continue to
20 use that airport. So we -- we pledged, you know,
21 they were asking, you know, \$7,500 for that and we
22 did that.

23 MR. WILDER: Yeah. That's right.

24 MR. DEORIO: But that has a more immediate,
25 direct impact here, where I guess what I was saying

1 earlier is that yes, it's great that we are locating,
2 you know, some major businesses, or Shearer's is
3 expanding down at the Intermodal connection in
4 Navarre, but I'm not sure that that has a direct,
5 immediate benefit to the residents here. And why I
6 feel that we should try to, as the mayor said, try to
7 preserve those dollars for things that we know that
8 we can do right here in our community.

9 You know, we did also, you know, recently,
10 through the help of our staff, put together the
11 Facade Improvement Grant program and, you know,
12 we're -- we know that that, if engaged upon, would
13 have an immediate, direct benefit to the community.
14 And we have an entity that has reached out to us to
15 avail themselves to that and have an application that
16 they're putting forward from a local
17 builder-developer, George Zablo, on a project he's
18 working on in North Canton on Main Street. So this
19 is -- you know, if this were to come into fruition,
20 there are -- these are dollars that we feel would be
21 better used here.

22 MR. ZEPP: I think it makes sense to me. I
23 mean, I was around for the Flickinger original
24 property and I know the feeling that you guys have
25 with needing the help at the time. Which we

1 received. But I think you guys have developed your
2 process to the point where we don't need that type of
3 help anymore. And if you don't think that in the
4 future, you know, we'll need too much help from them
5 then it just makes sense to not continue our pledge.
6 So it makes sense to me from that standpoint.

7 MR. REVOLDT: Having been in the economic
8 development world now for, gosh, nearly a quarter
9 century, I would make this observation. When Stark
10 Development Board was created, it was not to be
11 funded by public enterprises.

12 MR. WILDER: I did not know that.

13 MR. REVOLDT: The business community was to
14 fund the development board.

15 MR. ZEPP: Interesting.

16 MR. REVOLDT: In the intervening years, the
17 development board, for reasons which I don't fully
18 understand, have come to place more weight on local
19 governments. I suspect in part it's because in those
20 25 years the economic investment architecture has
21 changed. The department of development was the
22 economic development engine of the state. That was
23 transferred to JobsOhio, and then divided off into
24 six regions, which Team NEO is our regional entity.

25 The Stark Development Board, as does Stark

1 State, contributes either -- contributes directly to
2 the support of Team NEO. The state has plenty of
3 liquor money. There's plenty of liquor money coming
4 through JobsOhio.

5 Looking back over those 25 years, I would
6 also say, and I think this is the -- is problematic
7 is the -- is the lack of support and communication
8 from the Stark Development Board and Team NEO on our
9 economic development projects or interests or
10 efforts. There are things that those entities can do
11 for us. The fact is, they don't.

12 When we met over here, when Ray Hexemer came
13 up and asked for support, which I supported at the
14 time, I said, Ray, I want to see you once a year.

15 Oh, yeah, I'll be up.

16 I defy any of you to search our minutes over
17 the last six years to find Ray Hexemer's presence.
18 That we had to prevail upon the then-Senator
19 Oelslager to get Team NEO, Stark Development, the
20 state at our meeting to support this corner up here
21 with Diebold is appalling. They should have been
22 calling us and saying, How can we help.

23 When I was with development, I spoke with
24 every mayor in five counties at least once a month.
25 Their development directors more often than that. If

1 they had one. The purpose was we were looking for
2 ways to help projects. Do you need a road? Do you
3 need some water assistance? What is it that you need
4 to help move, advance your economic development
5 agenda? We don't get that. The system has broken
6 down. And I find it very difficult to expend
7 taxpayer dollars for a system that doesn't support us
8 here.

9 MR. ZEPP: Well, especially with all the
10 successes that we've had since the original help they
11 gave us.

12 MR. REVOLDT: Right.

13 MR. ZEPP: Internally. It seems like that
14 money would be better spent internally where we know
15 the system works.

16 MR. REVOLDT: Well, you know --

17 MR. ZEPP: Right?

18 MR. REVOLDT: -- you know, just in the cosmic
19 scheme of things, are we going to miss five grand?
20 Probably not. But -- well, Jina would.

21 But -- but the -- but the point is, is that,
22 again, these agencies are charged with economic
23 development. And we know there are various programs
24 they're to be the liaison and they're not. We're
25 having to work around that to get help, and that's

1 not how the structure is supposed to work. It's gone
2 off the rails.

3 MR. DEORIO: Well, to echo Jon's point,
4 though, there about 5,000, you know, and, you know,
5 and you said, well, it may not really have in the
6 grand scheme of things a difference. I would say,
7 well, probably I disagree a little bit with that
8 because I look at it this way: So, you know, I might
9 be looking at buying -- you know, we may be looking
10 at buying a property hypothetically on Main Street
11 that's a \$150,000 property. But it's an important
12 property to get. And that \$5,000 would serve as the
13 deposit to hold that property while we do our due
14 diligence, which can take anywhere from 90 to 180
15 days, during which time we may be looking to
16 liquidate a holding that we have that then frees up
17 the money to pay for that. That \$5,000, if we didn't
18 have it, might be difficult for us to operate.

19 MR. REVOLDT: Patrick, to your comments, and
20 I would agree with that. I mean, look, I mean, how
21 many times did we say we just discussed we've got a
22 little gap here, okay. So if we got a three-year
23 contract that's worth 50, maybe that 15 grand closes
24 the gap. Or, heaven forbid, it puts food on the
25 table for some Washington Commanders fan. That would

1 be a terrible thing.

2 MR. WILDER: I thought that was Walsh.

3 MR. REVOLDT: The point is, you're right.

4 It's not -- in our scheme of things, we have uses for
5 those funds. Good uses that --

6 MR. WILDER: I missed that.

7 MR. REVOLDT: -- we shouldn't -- we shouldn't
8 waste because we're not receiving a service at the
9 end of the day.

10 MR. WILDER: Daryl, thank you for that
11 presentation.

12 MR. REVOLDT: Well, it's -- Mayor, it's
13 really disappointing because I recognize how
14 development worked during the Taft administration.

15 MR. WILDER: Yeah.

16 MR. REVOLDT: And you can get a lot of stuff
17 done. Can you imagine, I remember calling Chuck
18 Wiedie up in Stow and saying, hey, listen, we have
19 some -- some road monies left. Do you have a road
20 project?

21 He says, Absolutely. How much do you have?

22 I said, I got a quarter-million dollars.

23 Could you imagine getting a call like that,
24 Patrick? Somebody says, hey, I got a quarter-million
25 dollars for you. Within a year, that road was in and

1 they had a building at the end of it.

2 MR. ZEPP: Nice.

3 MR. REVOLDT: And this was a big building up
4 in the Stow Industrial Park. But that's how it's
5 supposed to work. And it doesn't.

6 MR. STROIA: That was a lot of money back
7 when Taft was president.

8 MR. REVOLDT: That was a lot of money when
9 Taft was president. Yeah. That's right.

10 MR. WILDER: On that note --

11 MR. REVOLDT: We need a motion.

12 MR. WILDER: -- we'll continue on with -- the
13 background, appreciate the background, really, the
14 information from both of you.

15 MR. REVOLDT: Yeah.

16 MR. WILDER: But I think it's time that we've
17 come to a time for a vote. And could we have that
18 put in a motion to whether we're going to support or
19 not support the pledge for 2023.

20 MR. REVOLDT: Decline.

21 MR. DEORIO: I would make a motion that we
22 take -- I don't know if Legal wanted to make a motion
23 to take no action? Would you prefer that the motion
24 be to decline?

25 MS. ALABACK: What does the invoice say? Due

1 or just pledge?

2 MS. CROSS: It just says "Pledge 2023 year."

3 MR. BOYER: I think "no action" is fine.

4 MR. DEORIO: I would make a motion that the
5 CIC take no action on a 2023 pledge for the Stark
6 Economic Development Board.

7 MR. REVOLDT: So moved.

8 MR. WILDER: Motion has been made and has
9 been seconded for the board to take no action on the
10 Stark Economic Development Board, Incorporated, 2023
11 pledge. If there's no further discussion, just we'll
12 call for a roll call vote.

13 MS. CROSS: Stephan Wilder.

14 MR. WILDER: Yes. I approve.

15 MS. CROSS: Patrick DeOrio.

16 MR. DEORIO: Yes.

17 MS. CROSS: Jina Alaback.

18 MS. ALABACK: Yes.

19 MS. CROSS: Daryl Revoldt.

20 MR. REVOLDT: Yes.

21 MS. CROSS: Matt Stroia.

22 MR. STROIA: Yes.

23 MS. CROSS: Jon Zepp.

24 MR. ZEPP: Yes.

25 MR. WILDER: The yeses have it and we'll take

1 no action for the 2023 pledge. Thank you.

2 At this time I'd like to make -- have a
3 motion to move into executive session for a --
4 concerning property acquisition and/or disposition.

5 MR. DEORIO: I would move to go into
6 executive session.

7 MR. REVOLDT: Revoldt seconds with the roll
8 call.

9 MR. WILDER: Roll call vote.

10 MS. CROSS: Okay. Stephan Wilder.

11 MR. WILDER: Yes.

12 MS. CROSS: Patrick DeOrio.

13 MR. DEORIO: Yes.

14 MS. CROSS: Jina Alaback.

15 MS. ALABACK: Yes.

16 MS. CROSS: Daryl Revoldt.

17 MR. REVOLDT: Yes.

18 MS. CROSS: Matt Stroia.

19 MR. STROIA: Yes.

20 MS. CROSS: Jon Zepp.

21 MR. ZEPP: Yes.

22 (CIC into executive session from 10:42 to
23 11:29 a.m.)

24 MR. REVOLDT: I would like to make a motion
25 that we adjourn the executive session and that motion

1 include reference that no action was taken.

2 MR. DEORIO: Second.

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

4 ("Aye" in unison.)

5 MR. WILDER: Opposed? Motion carries. We're
6 out of executive session and back on our regular
7 meeting.

8 Is there any other business that is not on
9 our agenda to come before the CIC? If not, I will
10 seek a motion to adjourn.

11 MR. REVOLDT: Revoldt moves.

12 MR. DEORIO: Second.

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

14 ("Aye" in unison.)

15 MR. WILDER: Opposed? We stand adjourned.
16 Thank you very much.

17 - - - - -

18 (Meeting adjourned at 11:29 a.m.)

19 - - - - -

20

21 Attest:

22 

23 Patrick A. DeOrion, Secretary
24 North Canton Community
Improvement Corporation

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C E R T I F I C A T E

STATE OF OHIO)
)SS
STARK COUNTY)

I, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that this meeting was by me reduced to Stenotype and afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Canton, Ohio, on the 2nd day of August, 2023.



Laurie Maryl Jonas

Laurie Maryl Jonas, RMR & Notary Public.
My commission expires January 6, 2027.

<p style="text-align: center;">A</p> <p>a.m 1:18 32:23 33:18</p> <p>able 5:15 6:22 10:18 23:12</p> <p>absent 3:25 4:2</p> <p>absentees 5:1</p> <p>Absolutely 29:21</p> <p>abstain 4:15</p> <p>abstention 4:16</p> <p>abstentions 4:17</p> <p>accept 9:22</p> <p>access 9:12 10:16</p> <p>accommodate 10:13</p> <p>accounting 16:3</p> <p>acquire 5:15,24 14:21 19:12</p> <p>acquired 15:4 19:15,21</p> <p>acquiring 7:11 15:20 20:17</p> <p>acquisition 8:20 12:16 16:21 17:6,7 20:4,9 32:4</p> <p>acquisitions 20:12,21 22:21</p> <p>acre 8:11 10:2,5</p> <p>acres 9:24</p> <p>action 4:25 9:19 9:20 30:23 31:3,5,9 32:1 33:1 34:13</p> <p>activity 9:2</p> <p>add 23:6</p> <p>additional 22:4 22:4</p> <p>addresses 9:3</p> <p>adjacent 12:18</p> <p>adjourn 32:25 33:10</p> <p>adjourned 33:15</p>	<p>33:18</p> <p>administration 18:20 29:14</p> <p>Administrative 2:9</p> <p>administrator 9:14</p> <p>advance 27:4</p> <p>affiliated 34:14</p> <p>affixed 34:16</p> <p>agencies 27:22</p> <p>agenda 4:8 27:5 33:9</p> <p>agent 7:22</p> <p>ago 15:3 21:9</p> <p>agree 22:25 28:20</p> <p>agreed 17:12</p> <p>agreement 5:20 14:16</p> <p>agreements 6:6</p> <p>ahead 22:12,14</p> <p>aid 23:11</p> <p>airport 23:12,13 23:19,20</p> <p>Akron 1:24</p> <p>Alaback 2:4 3:15,16 4:15 11:24,25 13:23 13:24 18:6,7 22:8 30:25 31:17,18 32:14 32:15</p> <p>alas 15:7</p> <p>allow 5:25</p> <p>Amazon 21:25</p> <p>ambulances 13:3</p> <p>amount 6:2 8:14</p> <p>analysis 9:15</p> <p>and/or 32:4</p> <p>answered 23:9</p> <p>anticipate 10:9</p> <p>Anybody 23:5</p> <p>anymore 25:3</p> <p>apart 7:18</p>	<p>appalling 26:21</p> <p>APPEARANC... 2:1</p> <p>application 24:15</p> <p>appraisal 7:24</p> <p>appreciate 30:13</p> <p>appropriate 7:6 11:9,11 17:18</p> <p>approval 4:7,12 11:18 18:15</p> <p>approve 4:9,23 13:20 31:14</p> <p>approved 4:2</p> <p>approving 13:15</p> <p>approximately 15:25</p> <p>apropos 9:17</p> <p>architect 14:15</p> <p>architects 6:24</p> <p>architecture 25:20</p> <p>area 5:16 19:16</p> <p>asked 15:20 19:4 26:13</p> <p>asking 23:21</p> <p>assembly 14:24</p> <p>assistance 27:3</p> <p>Attest 33:21</p> <p>attorney 34:12</p> <p>attorneys 20:11</p> <p>August 1:7,18 3:4 34:17</p> <p>authorization 16:12,18</p> <p>authorize 11:9 13:9 17:17</p> <p>automotive 6:12 7:7</p> <p>avail 24:15</p> <p>aye 4:12,13 33:3 33:4,13,14</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>B 2:2 8:22</p> <p>back 7:8 19:11</p>	<p>26:5 30:6 33:6</p> <p>background 30:13,13</p> <p>backing 10:20</p> <p>bad 8:4</p> <p>balance 16:8</p> <p>bank 20:9</p> <p>based 7:24</p> <p>basically 8:10 19:17</p> <p>bays 10:5,6,11</p> <p>believe 5:17,21 16:1,3,7 17:3</p> <p>benefit 23:13 24:5,13</p> <p>better 23:3 24:21 27:14</p> <p>big 30:3</p> <p>bill 16:11</p> <p>bit 14:14 16:4 18:22 28:7</p> <p>blessing 22:20</p> <p>board 18:17,24 19:6,11,18 21:2,13,13,23 25:10,14,17,25 26:8 31:6,9,10</p> <p>book 15:24</p> <p>books 15:22</p> <p>bought 7:11</p> <p>Boyer 2:5 3:23 5:22 11:13 31:3</p> <p>bring 5:5 10:18 15:14 21:19</p> <p>bringing 4:24 21:24,25</p> <p>broken 27:5</p> <p>budget 19:5</p> <p>builder-develo... 24:17</p> <p>builders 6:23</p> <p>building 6:1 8:22 10:9,23 14:25 30:1,3</p> <p>business 5:4,4,6</p>	<p>7:4 15:6,9 19:23,24 20:4 21:16 25:13 33:8</p> <p>businesses 24:2</p> <p>buy 9:21 19:25</p> <p>buy-in 9:21</p> <p>buying 28:9,10</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C 34:1,1</p> <p>call 3:8,9 11:18 11:18 13:16,17 17:25 23:9 29:23 31:12,12 32:8,9</p> <p>calling 3:2 26:22 29:17</p> <p>calls 9:17</p> <p>Canton 1:1,13 1:17,18,24 3:3 3:5,6 15:11,12 24:18 33:23 34:16</p> <p>caption 34:10</p> <p>carries 12:7 14:6 18:14 33:5</p> <p>carry 15:21</p> <p>ceiling 14:23</p> <p>center 8:23 9:22 10:7</p> <p>Central 10:7</p> <p>century 25:9</p> <p>certify 34:7,10 34:11,14</p> <p>changed 25:21</p> <p>channel 16:1</p> <p>charged 27:22</p> <p>checks 16:1</p> <p>chime 18:20</p> <p>choose 7:19</p> <p>Chuck 29:17</p> <p>CIC 5:5,7 6:17 11:8 13:9,14 14:10,21 15:21 16:12 19:12,14</p>
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