

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
AUGUST 17, 2023, MEETING

- - - - -

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 Thursday, August 17, 2023, at 11:30 a.m.

- - - - -

Premier Court Reporting
Canton 330.492.4221 Akron 330.928.1418
www.premierreporters.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES :

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Wayne A. Boyer, Nonvoting Member
- Daryl Revoldt, Member
- Matthew Stroia, Member
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Jennifer Cross, Administrative Specialist

- - - - -

1 MR. WILDER: Good morning, everyone. This is
2 Steve Wilder, president of the Community Improvement
3 Corporation for the City of North Canton, calling to
4 order our regular meeting scheduled here on Thursday,
5 August 17, 2023, at 11:30 a.m. here at North Canton
6 City Hall, 145 North Main Street. And I'm going to
7 ask our clerk, please, now to call roll.

8 MS. CROSS: Yes, sir.

9 Stephan Wilder.

10 MR. WILDER: Here.

11 MS. CROSS: Patrick DeOrio.

12 MR. DEORIO: Here.

13 MS. CROSS: Matthew Stroia.

14 MR. STROIA: Here.

15 MS. CROSS: Daryl Revoldt.

16 MR. REVOLDT: Here.

17 MS. CROSS: Jon Zepp.

18 MR. ZEPP: Here.

19 MS. CROSS: Ryan Grossschmidt.

20 MR. GROSSCHMIDT: Here.

21 MS. CROSS: Tim McCort.

22 MR. MCCORT: Here.

23 MS. CROSS: And also with us is our nonvoting
24 legal counsel, Wayne Boyer. Jina Alaback is absent.

25 MR. WILDER: Very fine. Thank you. We're

1 excusing Ms. Alaback. She is out of town.

2 We have a number of items to approve here at
3 the beginning for approval of the minutes. So on 3a,
4 it's the approval of the minutes from May 30, 2013.
5 Or 2023. Sorry.

6 MS. CROSS: Not quite that far back.

7 MR. WILDER: Not quite that far back.

8 And just so the Record shows that not present
9 at that meeting was Jon Zepp or Daryl Revoldt. So we
10 do have a quorum that we can accept those minutes.
11 So may I have a motion to accept the minutes of
12 May 30, 2023.

13 MR. DEORIO: So moved.

14 MR. WILDER: So moved by Mr. DeOrio. Second?

15 MR. STROIA: Stroia seconds.

16 MR. WILDER: Stroia seconds.

17 All in favor, say "aye."

18 ("Aye" in unison.)

19 MR. WILDER: Opposed? Motion carries.

20 MR. REVOLDT: Revoldt abstains.

21 MR. ZEPP: So does Zepp.

22 MR. WILDER: Exactly. Thank you. I should
23 have asked for that.

24 As we move on to 3b, approval of the minutes
25 from June 14, 2023, let the Record show that not

1 present at that meeting was Tim McCort and Jina
2 Alaback, but we still have a quorum to go ahead and
3 approve the minutes of June 14 submitted. May I have
4 a motion to approve.

5 MR. REVOLDT: Revoldt moves.

6 MR. DEORIO: Second.

7 MR. WILDER: And a second. All in favor, say
8 "aye."

9 ("Aye" in unison.)

10 MR. WILDER: Opposed, no. Abstentions?

11 MR. MCCORT: McCort.

12 MR. WILDER: And Jina. Very fine. Thank
13 you.

14 On 3c on our agenda, approval of minutes from
15 August 2, 2023. Not present at that meeting was
16 Mr. McCort or Mr. Grossschmidt, but we have a quorum
17 to go ahead and approve the minutes for August 2,
18 2023. May I have a motion to approve as submitted.

19 MR. DEORIO: So moved.

20 MR. STROIA: Stroia seconds.

21 MR. WILDER: Second, Stroia.

22 All in favor, say "aye."

23 ("Aye" in unison.)

24 MR. WILDER: Opposed? Any abstentions?

25 MR. MCCORT: McCort.

1 MR. GROSSCHMIDT: Grossschmidt.

2 MR. WILDER: Thank you very much. With that
3 motion, the minutes carry. Thank you. Okay. Thank
4 you for doing that.

5 As we move into Item No. 4, it is new
6 business. And Item No. 4a is a -- would be a
7 presentation on the acquisition and disposition of
8 property. And I will yield the floor to Mr. DeOrio
9 to walk us through that.

10 MR. DEORIO: There was conversation at the
11 previous board meeting concerning acquisition of
12 certain properties on Main Street near Viking, and at
13 that time we had not yet executed a purchase
14 agreement on the green square. So that's what we're
15 doing today is asking for a motion to approve the
16 acquisition of this property located at 455 North
17 Main Street. And the acquisition price is one
18 sixty-seven five. This will complete that, that
19 whole block that we are looking to acquire.

20 Are we good? Any questions on that?

21 Okay. Well, then I'll make the motion that
22 the CIC enter into a purchase agreement for the
23 acquisition of real estate located at 455 North Main
24 Street in North Canton at an acquisition price of one
25 sixty-seven five.

1 MR. REVOLDT: Second.

2 MR. WILDER: Motion is on the floor. It's
3 been seconded.

4 Any other questions, concerns as to the
5 location of that property?

6 Hearing none, we'll call for a roll call vote
7 for approval of the acquisition of that, 455 North
8 Main Street, at the amount of \$167,500.

9 MS. CROSS: Yes, sir.

10 Stephan Wilder.

11 MR. WILDER: Yes.

12 MS. CROSS: Patrick DeOrio.

13 MR. DEORIO: Yes.

14 MS. CROSS: Matthew Stroia.

15 MR. STROIA: Yes.

16 MS. CROSS: Daryl Revoldt.

17 MR. REVOLDT: Yes.

18 MS. CROSS: Jon Zepp.

19 MR. ZEPP: Yes.

20 MS. CROSS: Ryan Grossschmidt.

21 MR. GROSSCHMIDT: Yes.

22 MS. CROSS: Tim McCort.

23 MR. MCCORT: Yes.

24 MR. WILDER: Thank you very much.

25 Any objections? Okay. Motion carries.

1 Thank you very much. That completes that project and
2 gives us an opportunity to move forward.

3 On Item 4b, that's a resolution pertaining to
4 our CIC transfer of Stratavon Drive, Northwest,
5 parcels, and we are looking at four parcels, I
6 believe, down in that area. Once everyone gets
7 materials. And, Mr. DeOrio, will you give us a
8 discussion on that?

9 MR. DEORIO: So before you you're looking at
10 four parcels.

11 Do you need another one down there, Daryl?

12 MR. REVOLDT: I've got it but it's a pencil.

13 MR. DEORIO: So you're looking at some
14 parcels in and around the Meijer development off of
15 Stratavon. The city, in its land banking program in
16 working with the CIC, acquired these parcels. And
17 right now our intent is to get these parcels into the
18 proper hands for its future development.

19 So we'll start with the largest rectangle
20 first, which is the area which will be behind Meijer.
21 It's formerly known as the JRK properties. This is
22 now going to be a city-community athletic field so it
23 will be redeveloped. So that property should be in
24 the name of the City of North Canton, not the CIC.
25 And as we will talk with all these properties, it

1 allows us to get that off the tax roll and put that
2 into the city's name where we won't pay property tax
3 on that. So and as far as the development of that,
4 that was negotiated with the Meijer deal that they
5 will grade, level, and plant grass and then hopefully
6 over the winter into the spring we'll be able to then
7 move on with the other amenities that we need to
8 complete the park. But we hope to be open for
9 business by the spring, early summer of next year on
10 that.

11 And then the other parcels are on the north
12 side of Stratavon, and the first largest rectangle
13 there is a property that was acquired from the Getz
14 family. It was a piece of the Getz family farm.
15 Actually, the property that was acquired that
16 belonged to Joe Caplea, Joe Caplea had bought off the
17 Getzes as part of the Getz family farm. So anyway,
18 there was about 3 acres there left that we purchased,
19 and the intent for that is to be merged with the
20 Caplea Park into one parcel for development as a
21 park. So the CIC acquired that, and we wish to
22 transfer that back to the city so that it can be
23 zoned -- taken off the tax rolls and zoned as a park,
24 the bigger plot.

25 The other two green narrow rectangles that

1 form a larger rectangle that is perpendicular to
2 Stratavon, that was the Doerschuk property that we
3 had bought. And originally our intent -- the city's
4 intent was to put an entrance to Caplea Park there.
5 But as the Meijer development unfolded, it became a
6 desirable to the retention/detention basin for this
7 entire project on that ground. That happened to be
8 the low point of that street is right there. So from
9 the west to the east it kind of slopes in to the
10 middle. So that, that land was developed for that
11 purpose. It's still in the CIC's name. It needs to
12 be transferred to the city so that the city can begin
13 to maintain that parcel and make sure that that is
14 mowed and fenced and all the various things that need
15 to be done with that. So we just need to transfer
16 these out of the CIC back to the city's name so that
17 they can be complete their plan and purpose.

18 MR. MCCORT: What about parking for these
19 ball fields?

20 MR. DEORIO: The city's intent is to put
21 parking on that large rectangle that is the athletic
22 field. So the -- what would be the north end of that
23 facing Stratavon, that would be parking right there.
24 So most likely an acre of the 6 acres would be
25 dedicated to parking on-site. Someday the city's

1 intent down the road is, if you look across the
2 street there where Cameron Flooring is and Smith
3 Construction, the CIC owns that parcel. There are
4 tenants in there that are paying rent to the CIC and
5 we don't want to transfer that yet to the city being
6 that there's renters on it, there's some provisions
7 that kind of gum up the works on that to make that
8 happen, but we're not sure yet how much of that space
9 we will need as an entrance to Caplea Park. So we
10 think that after Meijer is developed and these
11 athletic fields are there that someone may be
12 interested in part of that parcel. It's over a
13 2-acre parcel. And, you know, we would just need,
14 for all intents and purposes, to be able to access to
15 the park. We do have access off of Orion -- Orion
16 from the north side to that park as well.

17 MR. WILDER: Will we be using any of the
18 existing buildings up there for park maintenance
19 equipment?

20 MR. DEORIO: We are right now. There was a
21 commercial garage up there, like three-car garage
22 size-wise, that we're storing park equipment in. We
23 had some tenants in there. We ended their lease and
24 had them move out of there so we could use that for
25 park equipment. Depending on what is developed in

1 the future, if somebody's buying that parcel they may
2 want the buildings, they may not want the buildings,
3 we're not quite sure.

4 MR. MCCORT: Sure. And there's a retention
5 pond toward the front right now of Meijer; right?

6 MR. DEORIO: No, there's only one retention
7 pond.

8 MR. WILDER: No.

9 MR. MCCORT: That's not there anymore?

10 MR. DEORIO: No. That's been eliminated.
11 Yep. So everything, all the water from this
12 development, will flow into that.

13 MR. MCCORT: Okay.

14 MR. DEORIO: Then all the water from what is
15 Caplea Park, there is a natural --

16 MR. WILDER: Grade.

17 MR. DEORIO: -- we'll call it a ravine that
18 runs through there, and then that water is being
19 captured when it reaches Stratavon, it is being
20 rerouted into the catch basin.

21 MR. MCCORT: Okay.

22 MR. WILDER: What do you think? Legal,
23 Wayne. To do, if we -- as we go forward, do we have
24 to list these by parcels or can we make this -- do we
25 have to vote individually for each parcel or can we

1 put it all in one?

2 MS. CROSS: Resolution.

3 MR. WILDER: Excuse me. I didn't see that.

4 MR. BOYER: Yeah, this one it would be one
5 resolution, but the resolution does identify the
6 parcels by number, address.

7 MS. CROSS: Yes.

8 MR. WILDER: Sorry.

9 MR. BOYER: You're fine.

10 MR. WILDER: Anything else you would like to
11 shed light on, Mr. DeOrio?

12 MR. DEORIO: No. Mr. Revoldt, were you about
13 to make a motion?

14 MR. REVOLDT: I will make a motion that we
15 adopt pursuant to the resolution, which do you want
16 to just read the short title for us as the mayor has
17 raised some questions.

18 MS. CROSS: Absolutely.

19 Whereas, the corporation is the owner of
20 certain real estate located in the City of North
21 Canton, Stark County, Ohio, more fully described
22 below as Parcels No. 10017004, 10002818, 9209047, and
23 Parcel 9209048 all on Stratavon Drive, Northwest.

24 MR. REVOLDT: Thank you. That is my motion.

25 MR. STROIA: Stroia seconds.

1 MR. WILDER: Stroia seconds. Very fine.
2 Any other discussion on it?
3 Very fine. We'll move for a vote, Miss
4 Clerk.

5 MS. CROSS: Yes, sir.
6 Stephan Wilder.

7 MR. WILDER: Yes, I approve.

8 MS. CROSS: Patrick DeOrio.

9 MR. DEORIO: Yes.

10 MS. CROSS: Matthew Stroia.

11 MR. STROIA: Yes.

12 MS. CROSS: Daryl Revoldt.

13 MR. REVOLDT: Yes.

14 MS. CROSS: Jon Zepp.

15 MR. ZEPP: Yes.

16 MS. CROSS: Ryan Grossschmidt.

17 MR. GROSSCHMIDT: Yes.

18 MS. CROSS: Tim McCort.

19 MR. MCCORT: Yes.

20 MR. WILDER: Motion carries. Any -- or any
21 objections? Anyone against? Motion carries.

22 I think really this will be a nice asset up
23 there because we are limited with these in the city.

24 MR. REVOLDT: Just for those who are not
25 members of the city team, Patrick, you might

1 summarize some of the recent discussions we've had
2 regarding playing fields and the critical nature of
3 that.

4 MR. DEORIO: Well, yeah. So, you know, from
5 the -- putting the city hat on for just a minute,
6 with the development of the new schools, we know that
7 what was green space area for community athletics was
8 taken away through just the evolution and growth of
9 the school system. However, in their redesign and
10 building, they are not building back the same amount
11 of space that they have foregone. So there is going
12 to be less fields available. Which historically, you
13 know, the city and/or the school system never really
14 planned this out; these were always just kind of
15 afterthoughts.

16 So in the meantime, over the years the North
17 Canton youth football organization played games, oh,
18 for the last probably 40 years at Witwer Park. And
19 as you know, there's a baseball field there, too, and
20 the outfield of that baseball field serves as the
21 football field. And over time, you know, football as
22 it is, they transgressed the boundaries and get into
23 the infield. And tear up the infield. And that's
24 caused a lot of damage over the years. We've fixed
25 a -- non-fixed, it was done about seven years ago to

1 try to get the ball field infield to drain better.
2 That was done just this past year. Everybody
3 acknowledges how well the field and the infield drain
4 and residents that live along there, their yards are
5 no longer being flooded. So all that's kind of
6 worked out, but it cost the city about \$50,000 to fix
7 all that.

8 And so we had a conversation with the school
9 in the spring about that come fall, you know, we
10 didn't want the youth football tearing up that
11 infield. And that we needed to work something out.

12 Well, along about that time as well, the
13 administration had pushed through city council that
14 we wanted to establish certain equitable practices as
15 it related to reservation of municipal facilities.
16 So we have parks throughout the city, we have
17 facilities through the city, and everybody wants
18 access to them. And that access is not being given
19 any special privilege accorded you if you're a
20 resident, if you're a senior citizen. Everybody pays
21 the going rate. We don't have a park levy, and so
22 the funds that the city does bring in are relevant to
23 keeping the parks in operation.

24 So the football team -- you know, in addition
25 to that I should say, to -- in addition to paying for

1 the use, you have to make a reservation and we have
2 an online reservation system that works with all of
3 our athletics. So we put this on there, and although
4 we communicated it to the school, apparently the word
5 didn't reach the youth activities group. They are
6 loosely affiliated with the school. So we had to
7 make some accommodations for them for this year with
8 the youth football. But beginning next year, there
9 will be no football at Witwer Park. They'll be going
10 up to the youth community athletic field.

11 But it caused some ruffled feathers, but just
12 so that you know, I mean, Witwer Park has always been
13 a park. Before there were youthful activities there,
14 it was a park. And the parks are supposed to be open
15 to the public. And when you reserve the park and say
16 you can't have the park at all, not just a shelter in
17 the park but the entire park. That doesn't seem to
18 fly in today's standards that we're applying things
19 equitably for all groups. So we wanted to make a
20 change in that regard. And although, you know, we
21 ruffled some feathers with it because it's something
22 that's been longstanding with them, we feel we should
23 get some credit that the city has put forward a
24 strategic vision on this need and that the council
25 and the mayor have authorized us to move forward with

1 developing these community athletic fields for all
2 parties to be able to use and we think that with 5
3 acres of fields, you know, way more than we had prior
4 to the schools closing off the facilities.

5 Is that what you were looking for?

6 MR. REVOLDT: Yeah. And I think the other
7 thing, and I want to play lawyer for a second, is
8 that if you look at kind of --

9 MR. WILDER: Does he have a degree?

10 MR. REVOLDT: If you look at kind of what's
11 going on in parks around northeast Ohio --

12 Practicing without a license. Report me to
13 the bar.

14 MR. BOYER: Yeah.

15 MR. REVOLDT: -- is that one of the -- one of
16 the friction points in communities, certain
17 communities in northeast Ohio, is park access where
18 you've got two competing groups who want to occupy
19 the same spot. And in today's hypercharged climate,
20 you've got to have -- we have to have some structure
21 to protect the municipality, lest we find ourselves
22 in a very public and unpleasant situation. I'll just
23 leave it at that. But it happens pretty regularly.
24 Makes the paper. We just don't want to be in the
25 news. So --

1 MR. DEORIO: Yeah. In this case, the girls
2 softball was wanting to use the field at the time of
3 the boys football wanted to use the field. So --

4 MR. MCCORT: When you look at Clearmount,
5 there's a football field there, baseball field that
6 was lost. There's really nothing at Orchard Hill.

7 MR. WILDER: No.

8 MR. MCCORT: Is there one football team now?
9 Because there used to be eight in North Canton.

10 MR. WILDER: I think there's --

11 MR. MCCORT: Or six. Eight. Northeast.
12 There's at least four.

13 MR. STROIA: I think there's four.

14 MR. DEORIO: Four. And then there's the
15 Little -- Little Tykes.

16 MR. WILDER: Yeah.

17 MR. MCCORT: In the field. But to be
18 livable, a livable community, you know, so the
19 schools took that. I mean, originally I thought that
20 Clearmount there was going to be a ball field left in
21 the original plans but it doesn't look to me like
22 there's any room for anything there. So there's a
23 need.

24 MR. WILDER: I think, too, those will be
25 multipurpose. You could have soccer, lacrosse.

1 MR. MCCORT: Right.

2 MR. WILDER: Boys and girls.

3 MR. MCCORT: We have lacrosse that we never
4 had.

5 MR. WILDER: Yes.

6 MR. STROIA: I don't think they'll do a
7 baseball field. I mean, they haven't used that
8 baseball since 2002 or something like that. And even
9 when they did, there's people that have messed-up
10 ankles and stuff. It was rough.

11 MR. MCCORT: Yeah.

12 MR. STROIA: They just didn't maintain them.

13 MR. WILDER: There's 6 acres back there.
14 Let's put it to use.

15 MR. REVOLDT: And I think the other thing
16 from a -- from a development standpoint, you know,
17 kind of historically what we've tried to do is screen
18 off residential neighborhoods if we could, and I
19 think if you look carefully at the picture there's
20 one in the west, they're accustomed to looking out at
21 birds and coyotes. Well, that's going to go away.
22 But at least they'll have an athletic field out there
23 that will become a more palatable neighbor than, you
24 know, a business or parking lot.

25 MR. MCCORT: Seventh Street. That's -- it

1 looks like across in Dogwood Park on the opposite
2 side that will probably be reworked. I mean, I've
3 heard through the grapevine possibly that could be a
4 turf field one of these days.

5 MR. WILDER: I think you're right. I think
6 that could be. I think they're trying to put a
7 softball indoor facility, training facility for
8 women, for the girls teams. There's a lot of
9 activity going on up there. But just for general
10 discussion, thanks, Patrick, and Daryl.

11 All right. Moving along, we have our last
12 piece of agenda on Item 4c, again, it's a CIC
13 transfer of Whipple Avenue, Northwest, and Wise
14 Avenue, Northwest. We're looking at 12 parcels down
15 there. So, Patrick, do you want to walk us through
16 our -- what we're doing there?

17 MR. DEORIO: Yeah. So as you know, we
18 purchased this, these properties from three sellers:
19 One was the Cary family, which sold us parcels
20 1617965 along Wise Avenue and then two immediately
21 south of that, so that Maple to Wise corridor was the
22 Cary family. Then the large stuff that runs along
23 Whipple and a few of the parcels that are individual
24 homes on Wise, that was owned by Dick Heiser and his
25 companies. And so we bought all those and there was

1 one parcel at the north, 1601249, that is a property
2 owned by the Stuffel family, and so we bought that
3 from them. So the three, three sellers. And then
4 you see along the north end of this there's not
5 green, that's the Lorius family that owns Northwest
6 Auto there. Now, we own property on the other side
7 of Northwest Auto, several acres on that side. Our
8 intent here is to transfer this property back to the
9 city so that the city can annex it into the city.
10 The city can annex it. The property north of
11 Loriuses is not contiguous to the city so we can't
12 annex that. We would have to do that at another
13 time.

14 Now, without getting into a whole, you know,
15 college-level course on annexation, let me say that,
16 you know, we've studied this with our legal team and
17 other consultants to come up with a way to annex it
18 in in conjunction with a shared development agreement
19 that is being worked through the system between
20 Jackson Township and the City of North Canton. And
21 this would put Jackson Township and the City of North
22 Canton on the same side of the aisle as it comes to
23 development of these properties and that Jackson
24 Township supports this. So in order to annex this
25 in, we have a number of different types to do this,

1 and we believe that the way forward for the city is
2 to be able to annex under a Type 4 annexation.

3 Under a Type 4 annexation, it provides the
4 least amount of resistance from outside parties who
5 might be opposed to this. So typically the
6 legislature recognizes that if a municipality wants
7 to annex its own land in it's pretty much
8 unobjectionable. So we want to make sure that it
9 stays that way rather than use the Type 2 or Type 1
10 or whatever the other numbers are. And one of the
11 key provisions in the Type 4 is that -- is that the
12 property taxes here would remain with the township.
13 And that is the nature of our agreement with Jackson,
14 is that they would keep the property tax, the city
15 would get the income tax.

16 And so we think that in order to start this
17 through, and we've had a couple of dry runs with the
18 county on annexations, there was some stuff out at
19 Walsh that we were cleaning up from a previous
20 administration that kind of let it fall through the
21 cracks, and some of the practices of the auditor's
22 office and the prosecutor's office have changed over
23 the years. They have a different standard in what is
24 governed by the code specifically. And so we feel
25 that we've worked out all the bugs on this and we

1 prefer that we think the Type 4 just kind of takes
2 away some of those nuances that somebody would --
3 could object to.

4 MR. MCCORT: When you say the property taxes,
5 in other words, Jackson schools would benefit from
6 that.

7 MR. DEORIO: Well, Jackson schools, and as
8 you know, Jackson Township doesn't have an income tax
9 so they -- their -- their bread and butter is
10 property tax. And you may have read in The
11 Repository this past couple days the article about
12 Costco opening. And if you read all the way through
13 to the end of that article, the fiscal officer there
14 points out something I would say not coincidentally
15 that we pointed out here in The Repository several
16 weeks ago. Which is that in this case in Jackson
17 they were fighting -- they are fighting an imbalance
18 of commercial to residential property. As the farms
19 in Jackson Township were sold off for development,
20 they have all been sold off for residential
21 development. And they got to the point where about
22 70 percent of their land was residential and
23 30 percent commercial, even with all of Belden
24 Village and all The Strip and everything else into
25 it, it was still that imbalanced. And they

1 recognized that that is a funding formula that
2 doesn't work long-term. So their goal has been to
3 develop commercial land to get back to more of a
4 50/50 split. And in order to do that, they were
5 willing to partner with us on this because this will
6 help them. If we get something built there, a large
7 commercial space, and it generates a lot of property
8 tax, we're looking for a deal that generates a lot of
9 income tax. And generally lots of income tax goes
10 along with lots of property tax, but not necessarily
11 the other way. If you build storage facilities
12 there, you have a capital investment that would pay
13 property taxes but you would have no income tax.

14 So that's the nature of what we've learned
15 here. We're about 80 percent residential, 20 percent
16 commercial. It's even worse. And what makes it even
17 worse is that we don't have the land to expand.
18 Whereas the township, you know, if you look over
19 there north of Costco along Frank Road, there's still
20 lots of developable commercial land that they intend
21 to pursue. So the city, you know, in that respect,
22 is landlocked, and this is an opportunity that's
23 really rare that we have what, in essence, we're
24 trying to assemble is a 20-acre parcel over there for
25 the CIC to develop.

1 MR. REVOLDT: Tim, from a -- from a strategic
2 standpoint, and just take a step back. I've been
3 involved in annexations, led annexations in previous
4 iterations. I believe that this is the smartest
5 approach the city could take. And it's in Jackson
6 Township's interest to also cooperate with us because
7 if we can set a template, there are other places
8 where we could -- we could cooperate. If property's
9 in the city, we have a vast array of economic
10 development tools that the township doesn't have.
11 And by cooperating with us, Jackson can get a much
12 better -- potentially much better, much greater
13 development or redevelopment than it could by going
14 it alone.

15 So in terms of our long-term interests, this
16 really makes sense for both parties. We both have
17 the same problem. The solution is redevelopment and
18 to encourage greater capital investment. And to get
19 that by having that come through the city. And, you
20 know, there are other legal issues, for example,
21 municipal court districts, et cetera, this just makes
22 sense in a lot of ways that we'll work with them.
23 And as Patrick will probably lay out at some point
24 when the deal is done, this is a good deal. This is
25 a good deal. So --

1 MR. ZEPP: I think it's a win for everyone,
2 really, because like you said, the property tax for
3 Jackson will go up no matter what's built there.
4 That's good for them. But in this scenario we have
5 control of the parcel. So we get to pick something
6 that will give us income tax which will also give
7 them property tax. So we're still in the driver's
8 seat, which is great, but they win.

9 And then like you said, I mean, this is
10 probably the most major annexation for a very long
11 time. And there's been bad blood over the years, it
12 goes way back in the '80s and stuff and this kind of
13 maybe patches that up a little bit. So like -- like
14 Daryl is saying for the future, I think it really
15 paints a much better picture than what we've had in
16 the past. So in that sense it's a win in so many
17 ways.

18 MR. REVOLDT: Well, as I told Patrick, if you
19 drive up Whipple Road, all right, and you look east
20 of the tracks, count the number of parcels that are
21 prime for redevelopment. That if we can work out a
22 deal, if we could acquire it and work out a deal with
23 the township, it benefits both.

24 MR. MCCORT: It beats a bidding war between
25 two areas; right? Bidding for jobs and everything.

1 Where this way you're working together. It's much
2 better.

3 MR. REVOLDT: Yeah.

4 MR. STROIA: Or a legal fight.

5 MR. MCCORT: Right.

6 MR. REVOLDT: Yeah. Well, you have a long --
7 you have a long -- to Matt's point, you know, if it
8 would end up in court, we'll have litigation with the
9 township, I mean, it just goes on forever. It just
10 creates problems. We're just -- and I've been in
11 those situations where we've had problems. So the
12 legal environment has changed statutorily for
13 annexation. This is just the way to do it. And it's
14 a nod to be pragmatic. And, you know, the other
15 thing is this: Is that, you know, we recognize the
16 benefit, the economic investment benefit, of having a
17 certain small, unknown legal firm helping us; all
18 right. Because that firm, despite its best efforts,
19 knows nothing about business expansion in Stark
20 County; all right. No intelligence whatsoever.

21 MR. DEORIO: And let the Record reflect,
22 because it won't, that Mr. Revoldt is being extremely
23 sarcastic.

24 MR. REVOLDT: Yes. Being facetious.

25 MR. DEORIO: Facetious. And all of that is

1 sarcastic and untruthful.

2 MR. REVOLDT: The thing is this: is that now
3 what we have, now what we have is the advantage of
4 Krugliak helping us, all right, but now we've got
5 Jackson Township working with us as well. So we've
6 got just a little force multiplier here in terms of
7 projects because they're going to hear about things
8 that maybe Krugliak doesn't.

9 MR. ZEPP: Right.

10 MR. REVOLDT: And again, as we look at -- we
11 look at this common challenge that we have, the
12 business to residential ratio, approving it, I think
13 we can get -- we can get there.

14 So at any rate, you need a motion, Mayor.

15 MR. WILDER: Not yet.

16 As we reflect back on this, here we are three
17 years after I was able to take office. And Patrick
18 and I, one of our first visits was to Jackson
19 Township to how can we work together for the future.
20 And there was discussion. There was an item that
21 came up but didn't come to fruition. Not a problem.
22 But I think what Patrick and I have learned, and
23 especially since they have seen the development and
24 support of the CIC in the city with some of the
25 development now that we have up in that 30-acre area

1 that we just discussed, that has gotten their
2 attention. And I think that has helped us open the
3 door for Patrick to go back over and say, you know
4 what? You know, you've helped us for three or four
5 years even before I took term to acquire the Heiser
6 property to expand, you know, our economic
7 development area. So it's been a three-year journey
8 to get to this. And I'm very -- I think once it hits
9 the news, and I met with some of the officials today
10 over at the grand opening of the Costco, that we're
11 here to support each other and work together to make
12 our economies thriving for all those who live or work
13 or visit our community. So I think that's very good.

14 And I just forgot my other thought.

15 MR. DEORIO: Well, it will come to you while
16 I babble, and just interrupt me.

17 MR. WILDER: I will.

18 MR. DEORIO: But south of Maple on your map,
19 we own that as well. But that's not part of this
20 annexation. That property was intended to be
21 purchased by a company that we have a purchase
22 agreement for but we're in the process of reaching
23 out to them and having a discussion about them
24 annexing in after the close. So --

25 MR. WILDER: I know what it was.

1 MR. DEORIO: Very good. I told you.

2 MR. WILDER: The other thing is Jackson
3 Township will maintain the public services for
4 police, fire, and EMS. So and in talking again with
5 one of their trustees today, just as you said, Jon,
6 he felt it was a win-win situation for us. And
7 hopefully this is just the beginning of us working
8 together. Again, I have always said I don't let
9 school colors separate us, okay.

10 And the other thing, too, is I don't know if
11 50/50 is the right ratio --

12 MR. DEORIO: It's probably too --

13 MR. WILDER: -- but if we -- we need the
14 housing so that they will be shopping at Meijer. We
15 need those people to be living here, you know, and
16 participating in our schools and going. So it's a
17 goal for us to reach. I'm just thinking out loud,
18 too, that, you know, we're at 20, well, we need to
19 come up a little bit to find, you know, economic
20 opportunities for us, but I -- we still need those
21 people living in homes and living in our communities
22 and going to our churches and buying our products
23 here on this side of 77.

24 Thank you for allowing me to --

25 MR. REVOLDT: Okay. So are we ready for a

1 motion, Mayor?

2 MR. WILDER: Yes, we are.

3 MR. REVOLDT: Okay. Revoldt will move that
4 our clerk read the resolution title and the CIC adopt
5 said resolution.

6 MS. CROSS: Yes, sir.

7 Whereas, the corporation is the owner of
8 certain real estate located in the City of North
9 Canton, Stark County, Ohio, more fully described
10 as -- bear with me, there are 12 parcels here. First
11 three on Whipple Avenue, Northwest, would be Parcels
12 1619794, Parcel 1619140, and Parcel 1617964. Then
13 moving on to Wise Avenue, Northwest, parcels would be
14 Parcel 1601249, 1601988, 1600450, 1602207, 1601717,
15 1600856, 1617965, 1619141, and 10013560. Easy for me
16 to say.

17 MR. WILDER: Very fine. So the motion is on
18 the floor to go ahead.

19 MR. DEORIO: Second.

20 MR. WILDER: Thank you very much, Mr. DeOrion.
21 Any further discussion on the proposal?

22 MR. STROIA: Could you repeat the parcels?

23 MR. REVOLDT: A little confused.

24 MR. WILDER: Let it not be said that we do
25 have fun at our CIC meetings. Thank you very much.

1 Well, then, if there's no other discussion,
2 we'll call for a roll call vote, please, clerk.

3 MS. CROSS: Yes, sir.

4 Stephan Wilder.

5 MR. WILDER: Yes. I approve.

6 MS. CROSS: Patrick DeOrio.

7 MR. DEORIO: Yes.

8 MS. CROSS: Matthew Stroia.

9 MR. STROIA: Yes.

10 MS. CROSS: Daryl Revoldt.

11 MR. REVOLDT: Yes.

12 MS. CROSS: Jon Zepp.

13 MR. ZEPP: Yes.

14 MS. CROSS: Ryan Grossschmidt.

15 MR. GROSSCHMIDT: Yes.

16 MS. CROSS: Tim McCort.

17 MR. MCCORT: Yes.

18 MR. WILDER: Any abstentions? Any nos? Very
19 fine. Thank you very much.

20 The motion carries to -- for the CIC to
21 transfer the Whipple and Wise Avenue parcels.

22 Anything else to come before us this
23 afternoon?

24 We'll seek a motion to adjourn.

25 MR. REVOLDT: Revoldt moves.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. DEORIO: Second.

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

("Aye" in unison.)

MR. WILDER: Any opposed? Motion carries.

We stand adjourned. Thank you very much for your
assistance.

- - - - -

(Meeting adjourned at 12:13 p.m.)

- - - - -

Attest:



Patrick A. DeOrio, Secretary
North Canton Community
Improvement Corporation

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 this 24th day of August, 2023.



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

A				
a.m 1:18 3:5	2:10	approval 4:3,4	25:3 26:2	bugs 23:25
able 9:6 11:14	adopt 13:15 32:4	4:24 5:14 7:7	27:12 29:16	build 25:11
18:2 23:2	advantage 29:3	approve 4:2 5:3	30:3	building 15:10
29:17	affiliated 17:6	5:4,17,18 6:15	bad 27:11	15:10
absent 3:24	35:14	14:7 33:5	ball 10:19 16:1	buildings 11:18
Absolutely	affixed 35:16	approving 29:12	19:20	12:2,2
13:18	afternoon 33:23	area 8:6,20 15:7	banking 8:15	built 25:6 27:3
abstains 4:20	afterthoughts	29:25 30:7	bar 18:13	business 6:6 9:9
abstentions 5:10	15:15	areas 27:25	baseball 15:19	20:24 28:19
5:24 33:18	agenda 5:14	array 26:9	15:20 19:5	29:12
accept 4:10,11	21:12	article 24:11,13	20:7,8	butter 24:9
access 11:14,15	ago 15:25 24:16	asked 4:23	basin 10:6 12:20	buying 12:1
16:18,18 18:17	agreement 6:14	asking 6:15	bear 32:10	31:22
accommodatio...	6:22 22:18	assemble 25:24	beats 27:24	C
17:7	23:13 30:22	asset 14:22	beginning 4:3	C 35:1,1
accorded 16:19	ahead 5:2,17	assistance 34:6	17:8 31:7	call 3:7 7:6,6
accustomed	32:18	athletic 8:22	Belden 24:23	12:17 33:2,2
20:20	aisle 22:22	10:21 11:11	believe 8:6 23:1	calling 3:3
acknowledges	Akron 1:24	17:10 18:1	26:4	Cameron 11:2
16:3	Alaback 3:24	20:22	belonged 9:16	Canton 1:1,13
acquire 6:19	4:1 5:2	athletics 15:7	benefit 24:5	1:17,18,24 3:3
27:22 30:5	allowing 31:24	17:3	28:16,16	3:5 6:24 8:24
acquired 8:16	allows 9:1	attention 30:2	benefits 27:23	13:21 15:17
9:13,15,21	amenities 9:7	Attest 34:12	best 28:18	19:9 22:20,22
acquisition 6:7	amount 7:8	attorney 35:12	better 16:1	32:9 34:14
6:11,16,17,23	15:10 23:4	auditor's 23:21	26:12,12 27:15	35:16
6:24 7:7	and/or 15:13	August 1:7,18	28:2	capital 25:12
acre 10:24	ankles 20:10	3:5 5:15,17	bidding 27:24	26:18
acres 9:18 10:24	annex 22:9,10	35:17	27:25	Caplea 9:16,16
18:3 20:13	22:12,17,24	authorized	bigger 9:24	9:20 10:4 11:9
22:7	23:2,7	17:25	birds 20:21	12:15
action 35:13	annexation	Auto 22:6,7	bit 27:13 31:19	caption 35:10
activities 17:5	22:15 23:2,3	available 15:12	block 6:19	captured 12:19
17:13	27:10 28:13	Avenue 21:13,14	blood 27:11	carefully 20:19
activity 21:9	30:20	21:20 32:11,13	board 6:11	carries 4:19 7:25
addition 16:24	annexations	33:21	bought 9:16	14:20,21 33:20
16:25	23:18 26:3,3	aye 4:17,18 5:8,9	10:3 21:25	34:4
address 13:6	annexing 30:24	5:22,23 34:2,3	22:2	carry 6:3
adjourn 33:24	anymore 12:9	B	boundaries	15:22
adjourned 34:5	anyway 9:17	B 2:2	15:22	Boyer 2:4 3:24
34:8	apparently 17:4	babble 30:16	13:4,9 18:14	case 19:1 24:16
administration	APPEARANC...	back 4:6,7 9:22	boys 19:3 20:2	catch 12:20
16:13 23:20	2:1	10:16 15:10	bread 24:9	caused 15:24
Administrative	applying 17:18	20:13 22:8	bring 16:22	17:11
	approach 26:5			certain 6:12

13:20 16:14 18:16 28:17 32:8 certify 35:7,10 35:11,14 cetera 26:21 challenge 29:11 change 17:20 changed 23:22 28:12 churches 31:22 CIC 6:22 8:4,16 8:24 9:21 10:16 11:3,4 21:12 25:25 29:24 32:4,25 33:20 CIC's 10:11 citizen 16:20 city 1:1,17 3:3,6 8:15,24 9:22 10:12,12 11:5 13:20 14:23,25 15:5,13 16:6 16:13,16,17,22 17:23 22:9,9,9 22:10,11,20,21 23:1,14 25:21 26:5,9,19 29:24 32:8 city's 9:2 10:3,16 10:20,25 city-community 8:22 Civil 35:15 cleaning 23:19 Clearmount 19:4,20 clerk 3:7 14:4 32:4 33:2 climate 18:19 close 30:24 closing 18:4 code 23:24 coincidentally	24:14 college-level 22:15 colors 31:9 come 16:9 22:17 26:19 29:21 30:15 31:19 33:22 comes 22:22 commercial 11:21 24:18,23 25:3,7,16,20 commission 35:19 commissioned 35:7 common 29:11 communicated 17:4 communities 18:16,17 31:21 community 1:2 1:14 3:2 15:7 17:10 18:1 19:18 30:13 34:14 companies 21:25 company 30:21 competing 18:18 complete 6:18 9:8 10:17 completes 8:1 Computer-Ai... 35:8 concerning 6:11 concerns 7:4 confused 32:23 conjunction 22:18 Construction 11:3 consultants 22:17 contiguous 22:11	contract 35:15 control 27:5 conversation 6:10 16:8 cooperate 26:6,8 cooperating 26:11 corporation 1:2 1:14 3:3 13:19 32:7 34:15 correct 35:9 corridor 21:21 cost 16:6 Costco 24:12 25:19 30:10 council 16:13 17:24 counsel 3:24 35:12 count 27:20 county 13:21 23:18 28:20 32:9 35:4 couple 23:17 24:11 course 22:15 court 1:24 26:21 28:8 35:14 coyotes 20:21 cracks 23:21 creates 28:10 credit 17:23 critical 15:2 Cross 2:10 3:8 3:11,13,15,17 3:19,21,23 4:6 7:9,12,14,16 7:18,20,22 13:2,7,18 14:5 14:8,10,12,14 14:16,18 32:6 33:3,6,8,10,12 33:14,16	damage 15:24 Daryl 2:5 3:15 4:9 7:16 8:11 14:12 21:10 27:14 33:10 day 35:17 days 21:4 24:11 deal 9:4 25:8 26:24,25 27:22 27:22 dedicated 10:25 defined 35:15 degree 18:9 DeOrio 2:3 3:11 3:12 4:13,14 5:6,19 6:8,10 7:12,13 8:7,9 8:13 10:20 11:20 12:6,10 12:14,17 13:11 13:12 14:8,9 15:4 19:1,14 21:17 24:7 28:21,25 30:15 30:18 31:1,12 32:19,20 33:6 33:7 34:1,14 Depending 11:25 described 13:21 32:9 desirable 10:6 despite 28:18 develop 25:3,25 developable 25:20 developed 10:10 11:10,25 developing 18:1 development 8:14,18 9:3,20 10:5 12:12 15:6 20:16 22:18,23 24:19 24:21 26:10,13	29:23,25 30:7 Dick 21:24 different 22:25 23:23 discussed 30:1 discussion 8:8 14:2 21:10 29:20 30:23 32:21 33:1 discussions 15:1 disposition 6:7 districts 26:21 Doerschuk 10:2 Dogwood 21:1 doing 6:4,15 21:16 door 30:3 drain 16:1,3 drive 8:4 13:23 27:19 driver's 27:7 dry 23:17 duly 35:6
<hr/>				
E				
E 35:1,1 early 9:9 east 10:9 27:19 Easy 32:15 economic 26:9 28:16 30:6 31:19 economies 30:12 efforts 28:18 eight 19:9,11 eliminated 12:10 employee 35:12 EMS 31:4 encourage 26:18 ended 11:23 enter 6:22 entire 10:7 17:17 entrance 10:4 11:9				

environment 28:12	5:22 34:2	35:10	28:9	help 25:6
equipment 11:19,22,25	feathers 17:11 17:21	foregone 15:11	going 3:6 8:22 15:11 16:21	helped 30:2,4
equitable 16:14	feel 17:22 23:24	forever 28:9	17:9 18:11	helping 28:17 29:4
equitably 17:19	felt 31:6	form 10:1	19:20 20:21	hereunto 35:16
especially 29:23	fenced 10:14	formerly 8:21	21:9 26:13	Hill 19:6
essence 25:23	field 8:22 10:22 15:19,20,21	formula 25:1	29:7 31:16,22	historically 15:12 20:17
establish 16:14	16:1,3 17:10	forward 8:2 12:23 17:23,25	good 3:1 6:20	hits 30:8
estate 6:23 13:20 32:8	19:2,3,5,5,17	23:1	26:24,25 27:4	homes 21:24 31:21
et 26:21	19:20 20:7,22	four 8:5,10 19:12,13,14	30:13 31:1	hope 9:8
event 35:12	21:4	30:4	gotten 30:1	hopefully 9:5 31:7
everybody 16:2 16:17,20	fields 10:19 11:11 15:2,12	Frank 25:19	governed 23:24	housing 31:14
evolution 15:8	18:1,3	friction 18:16	grade 9:5 12:16	hypercharged 18:19
Exactly 4:22	fight 28:4	front 12:5	grand 30:10	
example 26:20	fighting 24:17 24:17	fruition 29:21	grapevine 21:3	I
Excuse 13:3	financially 35:12	fully 13:21 32:9	grass 9:5	identify 13:5
excusing 4:1	find 18:21 31:19	fun 32:25	great 27:8	imbalance 24:17
executed 6:13	fine 3:25 5:12 13:9 14:1,3	funding 25:1	greater 26:12,18	imbalanced 24:25
existing 11:18	32:17 33:19	fun 32:25	green 6:14 9:25 15:7 22:5	immediately 21:20
expand 25:17 30:6	fire 31:4	funds 16:22	Grosschmidt 2:9 3:19,20 5:16	Improvement 1:2,14 3:2 34:15
expansion 28:19	firm 28:17,18 35:14	further 32:21 35:10,11,14	6:1,1 7:20,21	income 23:15 24:8 25:9,9,13 27:6
expires 35:19	first 8:20 9:12 29:18 32:10	future 8:18 12:1 27:14 29:19	14:16,17 33:14 33:15	individual 21:23
extremely 28:22	fiscal 24:13	G	ground 10:7	individually 12:25
F	five 6:18,25	games 15:17	group 17:5	indoor 21:7
F 35:1	fix 16:6	garage 11:21,21	groups 17:19 18:18	infield 15:23,23 16:1,3,11
facetious 28:24 28:25	fixed 15:24	general 21:9	growth 15:8	intelligence 28:20
facilities 16:15 16:17 18:4 25:11	flooded 16:5	generally 25:9	gum 11:7	intend 25:20
facility 21:7,7	floor 6:8 7:2 32:18	generates 25:7,8		intended 30:20
facing 10:23	Flooring 11:2	getting 22:14	H	intent 8:17 9:19 10:3,4,20 11:1 22:8
fall 16:9 23:20	flow 12:12	Getz 9:13,14,17	Hall 1:17 3:6	intents 11:14
family 9:14,14 9:17 21:19,22 22:2,5	fly 17:18	Getzes 9:17	hand 35:16	
far 4:6,7 9:3	football 15:17 15:21,21 16:10	girls 19:1 20:2 21:8	hands 8:18	
farm 9:14,17	16:24 17:8,9	give 8:7 27:6,6	happen 11:8	
farms 24:18	19:3,5,8	given 16:18	happened 10:7	
favor 4:17 5:7	force 29:6	gives 8:2	happens 18:23	
	foregoing 35:8	go 5:2,17 12:23 20:21 27:3 30:3 32:18	hat 15:5	
		goal 25:2 31:17	hear 29:7	
		goes 25:9 27:12	heard 21:3	
			Hearing 7:6	
			Heiser 21:24 30:5	

interest 26:6	15:6,13,19,21	light 13:11	20:12 31:3	met 30:9
interested 11:12	16:9,24 17:12	limited 14:23	maintenance	middle 10:10
35:12	17:20 18:3	list 12:24	11:18	minute 15:5
interests 26:15	19:18 20:16,24	litigation 28:8	major 27:10	minutes 4:3,4,10
interrupt 30:16	21:17 22:14,16	little 19:15,15	map 30:18	4:11,24 5:3,14
investment	24:8 25:18,21	27:13 29:6	Maple 21:21	5:17 6:3
25:12 26:18	26:20 28:7,14	31:19 32:23	30:18	morning 3:1
28:16	28:15 30:3,4,6	livable 19:18,18	Maryl 1:15 35:6	motion 4:11,19
involved 26:3	30:25 31:10,15	live 16:4 30:12	35:19	5:4,18 6:3,15
issues 26:20	31:18,19	living 31:15,21	materials 8:7	6:21 7:2,25
item 6:5,6 8:3	known 8:21	31:21	Matt's 28:7	13:13,14,24
21:12 29:20	knows 28:19	located 6:16,23	matter 27:3	14:20,21 29:14
items 4:2	Krugliak 29:4,8	13:20 32:8	Matthew 2:6	32:1,17 33:20
iterations 26:4		location 7:5	3:13 7:14	33:24 34:4
		long 27:10 28:6	14:10 33:8	move 4:24 6:5
	L	28:7	mayor 13:16	8:2 9:7 11:24
J	lacrosse 19:25	long-term 25:2	17:25 29:14	14:3 17:25
Jackson 22:20	20:3	26:15	32:1	32:3
22:21,23 23:13	land 8:15 10:10	longer 16:5	McCort 2:7 3:21	moved 4:13,14
24:5,7,8,16,19	23:7 24:22	longstanding	3:22 5:1,11,11	5:19
26:5,11 27:3	25:3,17,20	17:22	5:16,25,25	moves 5:5 33:25
29:5,18 31:2	landlocked	look 11:1 18:8	7:22,23 10:18	moving 21:11
January 35:19	25:22	18:10 19:4,21	12:4,9,13,21	32:13
Jennifer 2:10	large 10:21	20:19 25:18	14:18,19 19:4	mowed 10:14
Jina 3:24 5:1,12	21:22 25:6	27:19 29:10,11	19:8,11,17	multiplier 29:6
jobs 27:25	larger 10:1	looking 6:19 8:5	20:1,3,11,25	multipurpose
Joe 9:16,16	largest 8:19 9:12	8:9,13 18:5	24:4 27:24	19:25
Jon 2:8 3:17 4:9	Laurie 1:15 35:6	20:20 21:14	28:5 33:16,17	municipal 16:15
7:18 14:14	35:19	25:8	mean 17:12	26:21
31:5 33:12	lawyer 18:7	looks 21:1	19:19 20:7	municipality
Jonas 1:15 35:6	lay 26:23	loosely 17:6	21:2 27:9 28:9	18:21 23:6
35:19	learned 25:14	Lorius 22:5	means 35:8	
journey 30:7	29:22	Loriuses 22:11	meeting 1:7 3:4	N
JRK 8:21	lease 11:23	lost 19:6	4:9 5:1,15 6:11	name 8:24 9:2
June 4:25 5:3	leave 18:23	lot 15:24 20:24	34:8 35:7,10	10:11,16
	led 26:3	21:8 25:7,8	meetings 32:25	narrow 9:25
	left 9:18 19:20	26:22	Meijer 8:14,20	natural 12:15
K	legal 3:24 12:22	lots 25:9,10,20	9:4 10:5 11:10	nature 15:2
keep 23:14	22:16 26:20	loud 31:17	12:5 31:14	23:13 25:14
keeping 16:23	28:4,12,17	low 10:8	Member 2:4,5,6	near 6:12
key 23:11	legislature 23:6		2:7,8,9	necessarily
kind 10:9 11:7	lest 18:21	M	members 14:25	25:10
15:14 16:5	Let's 20:14	Main 1:17 3:6	merged 9:19	need 8:11 9:7
18:8,10 20:17	level 9:5	6:12,17,23 7:8	Merit 1:15 35:6	10:14,15 11:9
23:20 24:1	levy 16:21	maintain 10:13	messed-up 20:9	11:13 17:24
27:12	license 18:12			
know 11:13 15:4				

<p>19:23 29:14 31:13,15,18,20 needed 16:11 needs 10:11 negotiated 9:4 neighbor 20:23 neighborhoods 20:18 never 15:13 20:3 new 6:5 15:6 news 18:25 30:9 nice 14:22 nod 28:14 non-fixed 15:25 nonvoting 2:4 3:23 north 1:1,13,17 1:17,17 3:3,5,6 6:16,23,24 7:7 8:24 9:11 10:22 11:16 13:20 15:16 19:9 22:1,4,10 22:20,21 25:19 32:8 34:14 northeast 18:11 18:17 19:11 Northwest 8:4 13:23 21:13,14 22:5,7 32:11 32:13 nos 33:18 Notary 1:16 35:6,19 nuances 24:2 number 4:2 13:6 22:25 27:20 numbers 23:10</p> <hr/> <p style="text-align: center;">O</p> <p>object 24:3 objections 7:25 14:21 occupy 18:18 office 23:22,22</p>	<p>29:17 35:16 officer 24:13 officials 30:9 oh 15:17 Ohio 1:1,16,18 13:21 18:11,17 32:9 35:3,6,16 okay 6:3,21 7:25 12:13,21 31:9 31:25 32:3 on-site 10:25 once 8:6 30:8 online 17:2 open 9:8 17:14 30:2 opening 24:12 30:10 operation 16:23 opportunities 31:20 opportunity 8:2 25:22 opposed 4:19 5:10,24 23:5 34:4 opposite 21:1 Orchard 19:6 order 3:4 22:24 23:16 25:4 organization 15:17 original 19:21 originally 10:3 19:19 Orion 11:15,15 outfield 15:20 outside 23:4 owned 21:24 22:2 owner 13:19 32:7 owns 11:3 22:5</p> <hr/> <p style="text-align: center;">P</p> <p>p.m 34:8</p>	<p>paints 27:15 palatable 20:23 paper 18:24 parcel 9:20 10:13 11:3,12 11:13 12:1,25 13:23 22:1 25:24 27:5 32:12,12,14 parcels 8:5,5,10 8:14,16,17 9:11 12:24 13:6,22 21:14 21:19,23 27:20 32:10,11,13,22 33:21 park 9:8,20,21 9:23 10:4 11:9 11:15,16,18,22 11:25 12:15 15:18 16:21 17:9,12,13,14 17:15,16,17,17 18:17 21:1 parking 10:18 10:21,23,25 20:24 parks 16:16,23 17:14 18:11 part 9:17 11:12 30:19 participating 31:16 parties 18:2 23:4 26:16 partner 25:5 party 35:12 patches 27:13 Patrick 2:3 3:11 7:12 14:8,25 21:10,15 26:23 27:18 29:17,22 30:3 33:6 34:14 pay 9:2 25:12</p>	<p>paying 11:4 16:25 pays 16:20 pencil 8:12 people 20:9 31:15,21 percent 24:22,23 25:15,15 perpendicular 10:1 pertaining 8:3 pick 27:5 picture 20:19 27:15 piece 9:14 21:12 place 35:10 places 26:7 plan 10:17 planned 15:14 plans 19:21 plant 9:5 play 18:7 played 15:17 playing 15:2 please 3:7 33:2 plot 9:24 point 10:8 24:21 26:23 28:7 pointed 24:15 points 18:16 24:14 police 31:4 pond 12:5,7 possibly 21:3 potentially 26:12 practices 16:14 23:21 Practicing 18:12 pragmatic 28:14 prefer 24:1 Premier 1:24 prepared 35:8 present 4:8 5:1 5:15</p>	<p>presentation 6:7 president 2:2 3:2 pretty 18:23 23:7 previous 6:11 23:19 26:3 price 6:17,24 prime 27:21 prior 18:3 privilege 16:19 probably 15:18 21:2 26:23 27:10 31:12 problem 26:17 29:21 problems 28:10 28:11 Proceedings 1:13 process 30:22 produced 35:8 products 31:22 program 8:15 project 8:1 10:7 projects 29:7 proper 8:18 properties 6:12 8:21,25 21:18 22:23 property 6:8,16 7:5 8:23 9:2,13 9:15 10:2 22:1 22:6,8,10 23:12,14 24:4 24:10,18 25:7 25:10,13 27:2 27:7 30:6,20 property's 26:8 proposal 32:21 prosecutor's 23:22 protect 18:21 provides 23:3 provisions 11:6</p>
--	--	---	---	---

23:11 public 1:16 17:15 18:22 31:3 35:6,19 purchase 6:13 6:22 30:21 purchased 9:18 21:18 30:21 purpose 10:11 10:17 purposes 11:14 pursuant 13:15 pursue 25:21 pushed 16:13 put 9:1 10:4,20 13:1 17:3,23 20:14 21:6 22:21 putting 15:5	15:13 19:6 25:23 26:16 27:2,14 recognize 28:15 recognized 25:1 recognizes 23:6 Record 4:8,25 28:21 rectangle 8:19 9:12 10:1,21 rectangles 9:25 redesign 15:9 redeveloped 8:23 redevelopment 26:13,17 27:21 reduced 35:7 reflect 28:21 29:16 regard 17:20 regarding 15:2 Registered 1:15 35:6 regular 3:4 regularly 18:23 related 16:15 relative 35:11 relevant 16:22 remain 23:12 rent 11:4 renters 11:6 repeat 32:22 Report 18:12 Reporter 1:16 35:6 reporting 1:24 35:14 Repository 24:11,15 rerouted 12:20 reservation 16:15 17:1,2 reserve 17:15 resident 16:20 residential 20:18	24:18,20,22 25:15 29:12 residents 16:4 resistance 23:4 resolution 8:3 13:2,5,5,15 32:4,5 respect 25:21 retention 12:4,6 retention/dete... 10:6 Revoldt 2:5 3:15 3:16 4:9,20,20 5:5,5 7:1,16,17 8:12 13:12,14 13:24 14:12,13 14:24 18:6,10 18:15 20:15 26:1 27:18 28:3,6,22,24 29:2,10 31:25 32:3,3,23 33:10,11,25,25 reworked 21:2 right 8:17 10:8 10:23 11:20 12:5,5 20:1 21:5,11 27:19 27:25 28:5,18 28:20 29:4,9 31:11 RMR 35:19 road 11:1 25:19 27:19 roll 3:7 7:6 9:1 33:2 rolls 9:23 room 19:22 rough 20:10 ruffled 17:11,21 Rule 35:15 runs 12:18 21:22 23:17 Ryan 2:9 3:19 7:20 14:16	33:14 <hr/> S <hr/> sarcastic 28:23 29:1 saying 27:14 scenario 27:4 scheduled 3:4 school 15:9,13 16:8 17:4,6 31:9 schools 15:6 18:4 19:19 24:5,7 31:16 screen 20:17 seal 35:16 seat 27:8 second 4:14 5:6 5:7,21 7:1 18:7 32:19 34:1 seconded 7:3 seconds 4:15,16 5:20 13:25 14:1 Secretary 2:3 34:14 see 13:3 22:4 seek 33:24 seen 29:23 sellers 21:18 22:3 senior 16:20 sense 26:16,22 27:16 separate 31:9 serves 15:20 services 31:3 set 26:7 35:16 seven 15:25 Seventh 20:25 shared 22:18 shed 13:11 shelter 17:16 shopping 31:14 short 13:16	show 4:25 shows 4:8 side 9:12 11:16 21:2 22:6,7,22 31:23 sir 3:8 7:9 14:5 32:6 33:3 situation 18:22 31:6 situations 28:11 six 19:11 sixty-seven 6:18 6:25 size-wise 11:22 slopes 10:9 small 28:17 smartest 26:4 Smith 11:2 soccer 19:25 softball 19:2 21:7 sold 21:19 24:19 24:20 solution 26:17 somebody 24:2 somebody's 12:1 Someday 10:25 Sorry 4:5 13:8 south 21:21 30:18 space 11:8 15:7 15:11 25:7 special 16:19 Specialist 2:10 specifically 23:24 specified 35:10 split 25:4 spot 18:19 spring 9:6,9 16:9 square 6:14 SS 35:4 stand 34:5 standard 23:23
---	---	--	--	---

standards 17:18	30:11	17:18 29:7	training 21:7	various 10:14
standpoint 20:16 26:2	supports 22:24	think 11:10	Transcript 1:6	vast 26:9
Stark 13:21	supposed 17:14	12:22 14:22	1:13	Viking 6:12
28:19 32:9	sure 10:13 11:8	18:2,6 19:10	transcription	Village 24:24
35:4	12:3,4 23:8	19:13,24 20:6	35:8,9	vision 17:24
start 8:19 23:16	system 15:9,13	20:15,19 21:5	transfer 8:4 9:22	visit 30:13
State 1:16 35:3,6	17:2 22:19	21:5,6 23:16	10:15 11:5	visits 29:18
statutorily 28:12	T	24:1 27:1,14	21:13 22:8	vote 7:6 12:25
stays 23:9	T 35:1,1	29:12,22 30:2	33:21	14:3 33:2
Stenotype 35:7	take 26:2,5	30:8,13	transferred	W
step 26:2	29:17	thinking 31:17	10:12	walk 6:9 21:15
Stephan 2:2 3:9	taken 1:14 9:23	thought 19:19	transgressed	Walsh 23:19
7:10 14:6 33:4	15:8 35:10	30:14	15:22	want 11:5 12:2,2
Steve 3:2	takes 24:1	three 21:18 22:3	tried 20:17	13:15 16:10
storage 25:11	talk 8:25	22:3 29:16	true 35:8	18:7,18,24
storing 11:22	talking 31:4	30:4 32:11	trustees 31:5	21:15 23:8
Stratavon 8:4,15	tax 9:1,2,23	three-car 11:21	try 16:1	wanted 16:14
9:12 10:2,23	23:14,15 24:8	three-year 30:7	trying 21:6	17:19 19:3
12:19 13:23	24:10 25:8,9,9	thriving 30:12	25:24	wanting 19:2
strategic 17:24	25:10,13 27:2	Thursday 1:18	turf 21:4	wants 16:17
26:1	27:6,7	3:4	two 9:25 18:18	23:6
street 1:17 3:6	taxes 23:12 24:4	Tim 3:21 5:1	21:20 27:25	war 27:24
6:12,17,24 7:8	25:13	7:22 14:18	Tykes 19:15	water 12:11,14
10:8 11:2	teal 26:24	26:1 33:16	Type 23:2,3,9,9	12:18
20:25	team 14:25	time 6:13 15:21	23:11 24:1	way 18:3 22:17
Strip 24:24	16:24 19:8	16:12 19:2	types 22:25	23:1,9 24:12
Stroia 2:6 3:13	22:16	22:13 27:11	typically 23:5	25:11 27:12
3:14 4:15,15	teams 21:8	35:10	U	28:1,13
4:16 5:20,20	tear 15:23	Timothy 2:7	undersigned	Wayne 2:4 3:24
5:21 7:14,15	tearing 16:10	title 13:16 32:4	1:15	12:23
13:25,25 14:1	template 26:7	today 6:15 30:9	unfolded 10:5	ways 26:22
14:10,11 19:13	tenants 11:4,23	31:5	unison 4:18 5:9	27:17
20:6,12 28:4	term 30:5	today's 17:18	5:23 34:3	we'll 7:6 8:19
32:22 33:8,9	terms 26:15 29:6	18:19	unknown 28:17	9:6 12:17 14:3
structure 18:20	Thank 3:25 4:22	told 27:18 31:1	unobjectionable	26:22 28:8
studied 22:16	5:12 6:2,3,3	tools 26:10	23:8	33:2,24
stuff 20:10 21:22	7:24 8:1 13:24	town 4:1	unpleasant	we're 3:25 6:14
23:18 27:12	31:24 32:20,25	township 22:20	18:22	11:8,22 12:3
Stuffel 22:2	33:19 34:5	22:21,24 23:12	untruthful 29:1	17:18 21:14,16
submitted 5:3	thanks 21:10	24:8,19 25:18	use 11:24 17:1	25:8,15,23
5:18	thing 18:7 20:15	26:10 27:23	18:2 19:2,3	27:7 28:10
summarize 15:1	28:15 29:2	28:9 29:5,19	20:14 23:9	30:10,22 31:18
summer 9:9	31:2,10	31:3	V	we've 15:1,24
support 29:24	things 10:14	Township's 26:6		20:17 22:16
		tracks 27:20		

23:17,25 25:14 27:15 28:11 29:4,5 weeks 24:16 west 10:9 20:20 whatsoever 28:20 WHEREOF 35:16 Whipple 21:13 21:23 27:19 32:11 33:21 Wilder 2:2 3:1,2 3:9,10,25 4:7 4:14,16,19,22 5:7,10,12,21 5:24 6:2 7:2,10 7:11,24 11:17 12:8,16,22 13:3,8,10 14:1 14:6,7,20 18:9 19:7,10,16,24 20:2,5,13 21:5 29:15 30:17,25 31:2,13 32:2 32:17,20,24 33:4,5,18 34:2 34:4 willing 25:5 win 27:1,8,16 win-win 31:6 winter 9:6 Wise 21:13,20 21:21,24 32:13 33:21 wish 9:21 WITNESS 35:16 Witwer 15:18 17:9,12 women 21:8 word 17:4 words 24:5 work 16:11 25:2 26:22 27:21,22	29:19 30:11,12 worked 16:6 22:19 23:25 working 8:16 28:1 29:5 31:7 works 11:7 17:2 worse 25:16,17 www.premier... 1:25 <hr/> X <hr/> Y <hr/> yards 16:4 yeah 13:4 15:4 18:6,14 19:1 19:16 20:11 21:17 28:3,6 year 9:9 16:2 17:7,8 years 15:16,18 15:24,25 23:23 27:11 29:17 30:5 Yep 12:11 yield 6:8 youth 15:17 16:10 17:5,8 17:10 youthful 17:13 <hr/> Z <hr/> Zepp 2:8 3:17,18 4:9,21,21 7:18 7:19 14:14,15 27:1 29:9 33:12,13 zoned 9:23,23 <hr/> 0 <hr/> 1 <hr/> 1 23:9 10002818 13:22 10013560 32:15 10017004 13:22	11:30 1:18 3:5 12 21:14 32:10 12:13 34:8 14 4:25 5:3 145 1:17 3:6 1600450 32:14 1600856 32:15 1601249 22:1 32:14 1601717 32:14 1601988 32:14 1602207 32:14 1617964 32:12 1617965 21:20 32:15 1619140 32:12 1619141 32:15 1619794 32:12 167,500 7:8 17 1:7,18 3:5 <hr/> 2 <hr/> 2 5:15,17 23:9 2-acre 11:13 20 25:15 31:18 20-acre 25:24 2002 20:8 2013 4:4 2023 1:7,18 3:5 4:5,12,25 5:15 5:18 35:17 2027 35:19 24th 35:17 28(D) 35:15 <hr/> 3 <hr/> 3 9:18 30 4:4,12 24:23 30-acre 29:25 330.492.4221 1:24 330.928.1418 1:24 3a 4:3 3b 4:24	3c 5:14 <hr/> 4 <hr/> 4 6:5 23:2,3,11 24:1 40 15:18 455 6:16,23 7:7 4a 6:6 4b 8:3 4c 21:12 <hr/> 5 <hr/> 5 18:2 50,000 16:6 50/50 25:4 31:11 <hr/> 6 <hr/> 6 10:24 20:13 35:19 <hr/> 7 <hr/> 70 24:22 77 31:23 <hr/> 8 <hr/> 80 25:15 80s 27:12 <hr/> 9 <hr/> 9209047 13:22 9209048 13:23
--	--	---	--