

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
NOVEMBER 21, 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 Tuesday, November 21, 2023, at 9:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, President
- Patrick A. DeOrio, Secretary
- Jina E. Alaback, Treasurer
- Daryl Revoldt, Member
- Matthew Stroia, Member
- Timothy McCort, Member
- Jon Zepp, Member
- Ryan Grosschmidt, Member
- Jennifer Cross, Administrative Specialist

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1 MR. WILDER: Okay, it's nine o'clock. This
2 is the meeting for the Community Improvement
3 Corporation of the City of North Canton holding a
4 regular meeting here Tuesday, November 21, 2023. The
5 time is at 9 o'clock and we're at North Canton City
6 Hall, 145 North Main Street, North Canton, Ohio.
7 This is President Wilder. I'm going to ask for our
8 secretary, Ms. Cross, to make roll call.

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

11 MR. WILDER: Present.

12 MS. CROSS: Patrick DeOrio.

13 MR. DEORIO: Present.

14 MS. CROSS: Jina Alaback.

15 MS. ALABACK: Present.

16 MS. CROSS: Matthew Stroia.

17 MR. STROIA: Here.

18 MS. CROSS: Daryl Revoldt.

19 MR. REVOLDT: Here.

20 MS. CROSS: Jon Zepp.

21 MR. ZEPP: Here.

22 MS. CROSS: Ryan Grossschmidt.

23 MR. GROSSCHMIDT: Present.

24 MS. CROSS: Tim McCort.

25 MR. MCCORT: Here.

1 MS. CROSS: And Wayne Boyer, our nonvoting
2 legal counsel, is absent.

3 MR. DEORIO: Secretary for the meeting.
4 Clarify.

5 MR. WILDER: Very fine. Let the record
6 correct me that Mr. DeOrio is the proper secretary
7 for the CIC. Ms. Cross assists us.

8 MS. CROSS: As the clerk.

9 MR. WILDER: As the clerk.

10 MR. DEORIO: Not in a coup attempt.

11 MR. WILDER: So noted.

12 Very good. All right. The third item of our
13 agenda is approval of the minutes, approval of
14 minutes from August 17, 2023, meeting as submitted
15 for all of your reviews.

16 May I have a motion to accept the minutes of
17 August the 17th, 2023.

18 MR. DEORIO: I move to accept as presented.

19 MR. WILDER: May I have a second.

20 MR. STROIA: Stroia seconds.

21 MR. WILDER: Stroia seconds.

22 Any discussion on the minutes as submitted?

23 If not, all in favor, say "aye."

24 ("Aye" in unison.)

25 MR. WILDER: Opposed? Motion carries.

1 MS. ALABACK: Abstain.

2 MR. WILDER: Oh. Let Ms. Alaback show that
3 she abstained on the voting of approval of the
4 minutes but the motion carries.

5 Item No. 4 is new business. And we're
6 proposing an amendment to the CIC code of
7 regulations. And for that I'm going to open the
8 floor up for a discussion and presentation.
9 Mr. DeOrio, do you want to take the lead on this one?

10 MR. DEORIO: Yes, I will. I'd be happy to.

11 So one of the matters that we would, you
12 know, like to address is the makeup of the board.
13 And right now the board is the three citizen
14 appointees, and you all know who you are. And we
15 would like to amend this to show a change to that
16 where the mayor would have four citizen appointees.
17 And I think the three of you have been all reinvited
18 to join in the sign-up for it. We would like to keep
19 the membership at eight, and so, in consultation with
20 the president of council, we determined that the
21 appropriate course of action would have president of
22 council remain as a member of the group, along with
23 their representative director of finance, who serves
24 as the treasurer, but then eliminate the second
25 council appointment in deference to a fourth citizen

1 appointment. So it would give a balance of four
2 citizen appointments to four municipal appointments,
3 if you will.

4 So that would be our plan, and we would need
5 to do this today so that when we get together for our
6 organizational meeting by then the mayor can make
7 that appointment and then we can start afresh in
8 December with the new group.

9 MR. ZEPP: So we're adding one citizen and
10 taking away --

11 MR. DEORIO: Taking one of the municipal
12 appointments away.

13 MS. ALABACK: Does that need to be redacted
14 on there? Item d. This is just adding amendments.
15 At the time we are just adding the amendments.

16 MS. CROSS: Yes, I was not aware that we were
17 going to be making that switch so we're going to make
18 that additional amendment. We can do that.

19 MR. DEORIO: Wayne must have just not got
20 that through. Wayne couldn't be here, he's preparing
21 for a legal case on behalf of the city that has a
22 document that is due to be filed today by noon so he
23 couldn't make it, but that would be the plan.

24 MS. CROSS: So to confirm, that would be for
25 the --

1 MR. WILDER: Is that in Section 1?

2 MS. CROSS: -- alteration of 1d, removing
3 economic community chairperson and keeping the
4 president of council?

5 MR. DEORIO: Yes.

6 MS. CROSS: Okay. So it would be an
7 amendment to the Section 1d of the code regulations
8 to eliminate the economic development community
9 chairperson from the CIC --

10 MR. DEORIO: Well --

11 MS. CROSS: -- but add a position for a
12 fourth.

13 MR. DEORIO: Right. That would be correct.

14 MS. CROSS: Citizen. Okay.

15 MR. DEORIO: You said it right.

16 Mr. President of council; is that correct?

17 MR. STROIA: Yeah. I think it adds more
18 balance. Four and four seems more fair than five and
19 three. That way the public, the constituents, have
20 equal footing as the appointed city employees or
21 elected officials.

22 MR. DEORIO: Then keep in mind that all of us
23 here will be -- not all of us will be here someday.

24 MR. STROIA: Right.

25 MR. DEORIO: So it's really trying to set

1 this thing up for down the road when we decide to
2 move on to other things or, you know, whatever it is.
3 We don't live here anymore.

4 MR. GROSSCHMIDT: It makes sense.

5 MR. WILDER: Is that good, Daryl? Are you
6 awake?

7 MR. DEORIO: Are you awake?

8 MR. REVOLDT: Yeah. I'm just looking at the
9 bylaws.

10 MR. DEORIO: It's in your packet. We did it
11 old school for you.

12 MR. REVOLDT: Well, I'm trying here to get
13 on. I've been shamed into the 21st century.

14 MR. STROIA: Modern.

15 MR. REVOLDT: You know. Jennifer, Ben.
16 Humiliated at every electronic turn.

17 Yeah, it's, you know, probably from an optics
18 standpoint, if we're going to continue down the road
19 I think it's probably a good idea to broaden out your
20 citizen base.

21 I think to Patrick's point, as we look down
22 the road and we're not going to be here, I think it
23 just places -- just got to make -- places a burden on
24 the mayor to make sure that he's got a sound citizens
25 group that has good common sense and acumen, and that

1 presents the challenge. But that's a challenge
2 everywhere. As we all know. But, you know, I get
3 Matt's point, it probably provides us with a little
4 optical balance.

5 MR. WILDER: I think it's a good move,
6 myself.

7 MR. REVOLDT: Pardon?

8 MR. WILDER: I think it's a good move,
9 myself.

10 MR. REVOLDT: Yeah.

11 MR. WILDER: To have four citizens involved.
12 Appointees of the mayor along with the representative
13 from the legislature.

14 MR. MCCORT: I think if you look at it from
15 the citizens' side, we have a chance to stop
16 something, if we have to. 5 to 3 it doesn't matter.

17 MR. WILDER: Exactly.

18 MR. REVOLDT: A little sharper check and
19 balance.

20 MR. MCCORT: Yes.

21 MR. WILDER: Provide an equal base.

22 Any other discussion before you put a motion
23 before the floor?

24 Okay. Let's see how we want to word that
25 motion.

1 MS. CROSS: Would you like me to try?

2 MR. WILDER: Would you try, Clerk Cross,
3 please.

4 MS. CROSS: I would propose a motion to amend
5 Section 1d of the CIC code of regulations to
6 eliminate the position for the council economic
7 development community chairperson on the CIC and to
8 amend Section 1f of those regulations to raise the
9 number of mayoral citizen appointments from three to
10 four.

11 MR. DEORIO: I would make that motion.

12 MR. REVOLDT: Revoldt will second.

13 MR. WILDER: Any other discussion before the
14 council? Or before our committee. If not, I'll do a
15 roll call vote on this, please.

16 MS. CROSS: Yes.

17 Stephan Wilder.

18 MR. WILDER: Yes.

19 MS. CROSS: Patrick DeOrio.

20 MR. DEORIO: Yes.

21 MS. CROSS: Jina Alaback.

22 MS. ALABACK: Yes. Kahn.

23 MS. CROSS: Matthew Stroia.

24 MR. STROIA: Yes.

25 MS. CROSS: Daryl Revoldt.

1 MR. REVOLDT: Yes.

2 MS. CROSS: Jon Zepp.

3 MR. ZEPP: Yes.

4 MS. CROSS: Ryan Grossschmidt.

5 MR. GROSSCHMIDT: Yes.

6 MS. CROSS: Tim McCort.

7 MR. MCCORT: Yes.

8 MR. WILDER: Unanimous. Thank you very much
9 for handling that for us. Thank you.

10 MS. ALABACK: What do you do with a tie vote?

11 MR. DEORIO: We've always had a tie vote.
12 It's always been eight. It forces us to work.

13 MS. ALABACK: Right. So Wayne would be the
14 ninth.

15 MR. DEORIO: Wayne doesn't vote. So
16 there's --

17 MS. ALABACK: Right. So now there's seven
18 voting. Now there's eight voting; right? So now
19 there can be a tie.

20 MR. DEORIO: It forces us to compromise.

21 MR. WILDER: I know. I thought about it,
22 too.

23 MR. DEORIO: That's actually good, I think.

24 MR. WILDER: That's going to come down to the
25 finance director to make the decision.

1 MS. ALABACK: Yeah. I'm one of the eight,
2 so --

3 MR. WILDER: I know. I know. Well, I think
4 that would force us to come to an agreement of some
5 kind.

6 MR. DEORIO: There's one, two, three, four,
7 five, six, seven, eight right now.

8 MR. WILDER: And going back to Tim's point,
9 we still have, you know, the citizens who feel --

10 MR. DEORIO: There is eight now. One, two,
11 three, four, five, six, seven, eight.

12 MS. CROSS: It would just be switching.

13 MS. ALABACK: I'm terrible at math.

14 MR. REVOLDT: You made a good point, Jina.

15 MR. DEORIO: Strike that from the record.

16 MR. STROIA: You can have a tiebreaker, get
17 weird with it. A race or something.

18 MS. ALABACK: We probably need a rule for
19 that, though, I guess.

20 MR. DEORIO: I don't know. We go back a long
21 ways, Daryl and I, on this, and I think that's one of
22 the things that the reason why it was so set up the
23 way it was, was really for fear that if it was a
24 majority of nongovernmental employees that they could
25 cabal together and institute some type of action that

1 the city didn't want. So to me, I think that, you
2 know, that is reflective of who the appointees are.
3 And now that we follow this by the book, you know, we
4 do this appointment every year, so 12 months you get
5 asked back by the mayor or not, you know, I think
6 with the rule changes that we've done we've tried to
7 bring parity in the rules and now we try to bring
8 parity to the membership. I think that it's probably
9 a good thing, in my opinion, that if it were a tie
10 then it's a tie. But Daryl disagrees.

11 MR. REVOLDT: No, I agree with you.

12 MR. DEORIO: You do agree?

13 MR. REVOLDT: I do agree with you. I think
14 when you look at a lot of CICs outside of our area,
15 you know, they're weighted out. They have this
16 government participation of the mayor, director of
17 administration, you know, maybe a councilperson or
18 two, but I think what's really important about the
19 CIC is that you have people who are knowledgeable
20 about business and finance. Business. Banking.
21 Labor. You know, there is an expertise in the room,
22 which is what you want on your board. You're just
23 not dragging people in off the street. So I think
24 that's -- that's the valuable thing to keep in mind.

25 The other thing is that, you know, as

1 circumstances warrant, you can change your bylaws if
2 you have to. You know, that's an option that you
3 have. But the goal is to have this sort of
4 well-rounded group of individuals who can offer their
5 perspective. Finance. Nothing happens with that.
6 Right, Ryan?

7 MR. ZEPP: I think you're right, though, it
8 does put a lot of pressure on the mayor to make the
9 right type of appointees.

10 MR. REVOLDT: Yeah.

11 MR. DEORIO: Well, that isn't, you know,
12 really a lot of pressure if you have the right person
13 as the mayor; right? But, you know, at some point if
14 we go down to kookytown and we get someone elected
15 that changes everything, the four citizen
16 appointments could be out, the administrator could be
17 out. Left with -- it doesn't matter, you know, at
18 that point.

19 MR. REVOLDT: And here's the other thing,
20 too. If we were -- I remember when I came on council
21 we had a meeting over at the chamber. I think maybe
22 you were there. We were talking about Wooster's CIC.

23 MR. DEORIO: Uh-huh.

24 MR. REVOLDT: And I had the guys come over
25 from Wooster to explain how their CIC operated. If

1 this CIC is truly successful years into the future,
2 it will have substantial cash in the bank to finance
3 its activities. And again, that's what puts pressure
4 on making sure that we have good people. And I'm not
5 so troubled by the fact that we've got a tie because
6 a tie in a vote is a defeat. There's an inherent
7 check right there. So if you can't get five, you
8 probably have a problem. And if you don't have the
9 finance director and the banker involved, you know,
10 if they're not in the majority, you really have a
11 problem.

12 MR. STROIA: Yeah.

13 MR. REVOLDT: And I think the other thing is
14 this: Is that a point I would make is that I think
15 given the -- again, if you have the right composition
16 of this body, you can have some really good
17 discussion and conversation.

18 MR. WILDER: Well, we've had good discussions
19 with our current body.

20 MR. REVOLDT: That's what I mean.

21 MR. WILDER: Yeah.

22 MR. REVOLDT: Yeah, but I'm thinking of other
23 bodies where we may not have such
24 illuminating conversation.

25 MR. WILDER: Not the same level of inquiry?

1 MR. REVOLDT: Yes. Applause and Facebook are
2 substitutes for rational decision making.

3 MR. WILDER: It could come down to, like I
4 say, compromise or it may come down to maybe the
5 mayor having to make that push to --

6 MS. ALABACK: I think you're right. A tie
7 would be a defeat because you don't have a majority.

8 MR. REVOLDT: I think that's exactly it. But
9 again, I think it reflects, you know, one of the
10 points is you want to have caution, you want to make
11 sure that everybody's on board, everybody's in a
12 comfort zone. And again, if you've got a body that
13 has expertise and is accustomed to critical thinking,
14 you make better decisions. I don't get worried when
15 decisions are 7-0 if everybody's thought it through.
16 It's when everybody's hiding behind the table it
17 concerns me.

18 MR. WILDER: Very good. Thank you.

19 MR. REVOLDT: Okay.

20 MR. WILDER: I will say I appreciate what
21 we've been able to accomplish over the last year with
22 our team here that we have assembled. I thank you
23 all for re-upping for another term. That's
24 reassuring for me and I think for our city
25 administration.

1 Being no further --

2 MR. DEORIO: We have to vote on this; right?

3 MS. CROSS: We already voted on the member.

4 MR. DEORIO: Yeah.

5 MR. WILDER: I took care of that,

6 Mr. Secretary.

7 MR. DEORIO: Okay. Just checking. Doing my
8 job.

9 MR. WILDER: That's good.

10 Well, moving on. Let's look at Item 4b, and
11 I'm going to request that we go into executive
12 session to discuss acquisition and disposition of
13 property. I'll make that motion to, and we'll
14 adjourn now to executive session.

15 MR. REVOLDT: Revoldt will second and we will
16 have a roll call vote.

17 MR. WILDER: Very fine.

18 MS. CROSS: Yes, sir.

19 Stephan Wilder.

20 MR. WILDER: Yes.

21 MS. CROSS: Patrick DeOrio.

22 MR. DEORIO: Yes.

23 MS. CROSS: Jina Alaback.

24 MS. ALABACK: Yes.

25 MS. CROSS: Matthew Stroia.

1 MR. STROIA: Yes.

2 MS. CROSS: Daryl Revoldt.

3 MR. REVOLDT: Yes.

4 MS. CROSS: Jon Zepp.

5 MR. ZEPP: Yes.

6 MS. CROSS: Ryan Grossschmidt.

7 MR. GROSSCHMIDT: Yes.

8 MS. CROSS: Tim McCort.

9 MR. MCCORT: Yes.

10 MR. WILDER: Thank you. We'll adjourn to
11 executive session at this time. Thank you. Don't go
12 far.

13 (CIC into executive session at 9:17 a.m.)

14 MR. WILDER: All right. This is President
15 Wilder. Let the record reflect that we are coming
16 out of executive session and no action has been
17 taken.

18 MR. REVOLDT: No action has been taken.

19 MR. WILDER: No action has been taken. But
20 we need a roll call to come out?

21 MR. REVOLDT: No, we don't. All we need is a
22 voice vote to adjourn the executive session and a
23 motion.

24 MR. DEORIO: I motion to adjourn the
25 executive session. I want the record to reflect that

1 no action was taken.

2 MR. REVOLDT: Revoldt will second.

3 MR. WILDER: All in favor?

4 ("Aye" in unison.)

5 MR. WILDER: Opposed? Motion carries.

6 Was there any other new business to come
7 forward?

8 MR. REVOLDT: No.

9 MR. WILDER: Okay. If there is nothing else,
10 we'll seek a motion to adjourn.

11 MR. REVOLDT: Revoldt will move.

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 for your patience.

17 - - - - -

18 (Meeting adjourned at 10:21 a.m.)

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21 Attest:

22 

23 Patrick A. DeOrio, Secretary
24 North Canton Community
25 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 29th day of November, 2023.

Laurie Maryl Jonas

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



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