

CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

TRANSCRIPT OF
DECEMBER 6, 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, December 6, 2023, at 8:30 a.m.

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APPEARANCES:

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

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1 MR. WILDER: This is Stephan Wilder calling
2 to order the Community Improvement Corporation of the
3 City of North Canton holding a regular meeting today,
4 Wednesday, December 6, 2023, at 8:30 a.m. at North
5 Canton City Hall, 145 North Main Street, North
6 Canton, Ohio.

7 Clerk Jennifer Cross, would you please make
8 the roll call.

9 MS. CROSS: Yes, sir.

10 Stephan Wilder.

11 MR. WILDER: Here.

12 MS. CROSS: Patrick DeOrio.

13 MR. DEORIO: Here.

14 MS. CROSS: Jina Alaback.

15 MS. ALABACK: Here.

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 Grosschmidt.

23 MR. GROSSCHMIDT: Here.

24 MS. CROSS: Tim McCort.

25 MR. MCCORT: Here.

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

3 MR. WILDER: Very good. Thank you very much,
4 and welcome everyone.

5 Item No. 3 on our agenda is approval of the
6 minutes from our November 21 meeting, 2023. May I
7 have a motion to go forward with the acceptance of
8 the minutes as presented to you in your packet.

9 MS. ALABACK: So moved.

10 MR. DEORIO: Second.

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

13 ("Aye" in unison.)

14 MR. WILDER: Opposed? Any abstentions?
15 Motion carries. Thank you very much.

16 Moving to Item No. 4 is new business, and
17 this is our time to elect our annual election of
18 officers. And presently the slate remains, as I
19 understand, our slate remains as stated over the last
20 years. And there it is. Right now Steve Wilder
21 serves as the president. Matthew Stroia serves as
22 president. Pat DeOrio serves as secretary, and
23 Miss Jina Alaback serves as treasurer. Do all of
24 those people agree to run another term if you're
25 elected?

1 MR. DEORIO: I think -- I think by our bylaws
2 those positions are proscribed to be the mayor,
3 president of council, director of finance, and
4 director of administration.

5 MR. WILDER: Okay. So --

6 MR. DEORIO: So if we refused --

7 MR. WILDER: That means you're out of a job?

8 MR. DEORIO: Pretty much.

9 MR. WILDER: I don't want that. I don't
10 think I need that. All right. So let me rephrase
11 this. Would someone like to take over on that?
12 Mr. DeOrio, since you're the secretary.

13 MR. DEORIO: Yeah, well, we would look for a
14 motion -- Wayne, can we do these just collectively or
15 do we have to do them one at a time?

16 MR. BOYER: You can do them collectively.

17 MR. DEORIO: So I would move that we -- for
18 the CIC officer positions for 2024 that the slate be
19 Stephan Wilder as president, Matthew Stroia as vice
20 president, Patrick DeOrio as secretary, and Jina
21 Alaback as treasurer.

22 MR. REVOLDT: As proscribed by the bylaws.

23 MR. DEORIO: As proscribed by the bylaws.

24 MR. WILDER: So the motion is on the floor.

25 May I have a second.

1 MR. REVOLDT: Revoldt seconds.

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

3 ("Aye" in unison.)

4 MR. WILDER: Opposed? Motion carries. The
5 officers for 2024 are in place. Thank you very much.

6 Item 4b is preliminary 2023 CIC financial
7 report. And this is preliminary, and I'll divert to
8 Ms. Alaback.

9 MR. DEORIO: I have mine from last night.

10 MS. ALABACK: Then don't take one.

11 MR. DEORIO: I won't. Start with the
12 important people.

13 MS. ALABACK: There are eight of us; right?
14 I made ten copies.

15 Okay. So I had to estimate through the end
16 of the year. We haven't received all of the invoices
17 quite yet, obviously, for the year so we're
18 projecting the rental revenue that's due by the end
19 of December, the utilities for the rentals, those
20 sorts of things that we know we're going to get. So
21 this is a multi-year on the front page, sort of the
22 growth of the CIC. As you know, it's become more
23 active over the past three or four years, so I
24 started with '19, '20, '21, '22, '23.

25 The major revenue that comes into the CIC

1 obviously is transfers from the city, and so those
2 were the economic development bonds that we used to
3 purchase the properties. And then down in the bottom
4 of the '23 column I do have a line there for
5 committed for the grants, which we'll talk about a
6 little bit later, but going into next year we want to
7 make sure we can get those funds.

8 MR. DEORIO: Well, you know, making
9 commentary on the page by page, that is -- I think,
10 Daryl, you would agree this is a staggering report, I
11 mean, of activity. And kudos to the mayor, really,
12 for driving this activity. I mean, because if you
13 look back prior to 2019, there probably was no
14 activity for a decade.

15 MR. REVOLDT: To your point, when I went on
16 council in '17, one of the things we did was -- I
17 think you may have been in the meeting -- is we had
18 the representatives from the Wooster CIC over to talk
19 to officials of the chamber and discussed how it held
20 property and leased property as a form of revenue.
21 So we're not cutting, I guess, plowing new fields
22 here, but we're really emulating what some of the
23 more successful CICs have done in our area. But to
24 Patrick's point, I mean, there was no activity prior
25 to '19.

1 MR. WILDER: The total in 2023 is 11 million?

2 MS. ALABACK: The revenue, yes.

3 MR. WILDER: For revenue.

4 MS. ALABACK: Yes. That includes, though,
5 the sale of assets is the sale of the Meijer project.
6 Basically that, the Kmart properties and all of
7 those. And then we transfer that money back to the
8 city to pay off the bonds.

9 MR. WILDER: Yes.

10 MR. DEORIO: And it should be noted this is
11 just CIC property, not property that the city owns.

12 MR. WILDER: Right.

13 MS. ALABACK: Right. So that doesn't include
14 the 1200 block. We have some other major blocks of
15 property also.

16 So on the next page is just '23's
17 information. Just to give you an idea of the pie
18 chart, most obviously when we sell properties, the
19 CIC sells properties, the money is to go back to the
20 city. So it is the economic development arm of the
21 city and we have utilized it quite a lot in the last
22 year especially.

23 So -- and then on the last page, I just want
24 to give you an idea, because the bonds that we had to
25 pay off were 7 million and we transferred 5.6. So I

1 don't -- I don't want that to look like or for you to
2 assume that we don't -- we came up short on our
3 projects. On this page, we'll show you that we still
4 own \$9 1/2 million worth of property. So and that
5 was our purchase price, that's not the market price.
6 So the purchase price at the time, and I listed the
7 acquisition dates on there. And I kind of tried to
8 block them together as to projects or at least
9 contiguous properties so just to give you not a map
10 but sort of an idea in your mind.

11 MR. WILDER: That's amazing. We have 30
12 properties. Is that what that says?

13 MS. ALABACK: Yes. Yes.

14 MR. WILDER: My goodness.

15 MS. ALABACK: And then on -- well, actually
16 kind of more than that because like 6721 and 6727
17 Wise there's maybe six parcels that, you know,
18 there's a lot of tiny little parcels all over the
19 place.

20 MR. WILDER: Okay.

21 MS. ALABACK: But this is how we purchased
22 them in these blocks.

23 MR. WILDER: Sure.

24 MS. ALABACK: And then the monthly rent that
25 we're bringing in is on the right-hand side. So if

1 there are buildings or houses or anything available
2 to rent on those properties, we're receiving about
3 almost 17,000 in rent a month on those, on the
4 properties.

5 MR. WILDER: Wow. And right now our balance
6 is 236?

7 MS. ALABACK: It's right around 230, yes. It
8 will probably end up around 230, 235 at the end of
9 the year.

10 MR. WILDER: Okay. Any other observations
11 from the group here or comments or --

12 MR. STROIA: Thank you, Jina. That's great
13 of you.

14 MS. CROSS: I want to state for the record,
15 the preliminary report is obviously due to the fact
16 that, as Jina mentioned, we haven't quite closed out
17 the calendar year and the financials are associated.
18 Per our code regulations, we have to have this annual
19 meeting in December every year so that kind of
20 doesn't quite line up with how we do things
21 financially so Jina was kind enough to put together a
22 preliminary report and then we'll have a final report
23 that will come to us when we next meet, probably in
24 January.

25 MR. WILDER: Thank you very much. This is a

1 good snapshot of all the activity we've been doing.

2 Oh, my goodness.

3 MS. ALABACK: And there's so much more.

4 There's more to come.

5 MR. WILDER: There's more to come.

6 MR. DEORIO: I was just commenting to Jina
7 yesterday about it; you know, we're not ones here to
8 kind of just tout our accomplishments when we close
9 something or we finish, we just move on to the next
10 thing. And it's just been, you know, one thing right
11 after another, and yesterday was really -- it took my
12 breath away how much we have accomplished in such a
13 short period of time. I actually had a chance to sit
14 and reflect on it. And I'm sure in the banking
15 business you do this all the time.

16 MR. GROSSCHMIDT: All the time.

17 MR. DEORIO: It's not news to you, but it is
18 to us.

19 MR. WILDER: It's pretty amazing, I think.

20 Well, thank you very much. The preliminary
21 report was just for our review, so there will be no
22 motion to accept it. Just as a more of a fact
23 presentation for us. So thank you very much. And if
24 there's any other questions, please see her after,
25 after our meeting. But it's very, very well done.

1 Thank you.

2 As we move on to Item 4c, it's our conflict
3 of interest policy, and hopefully each of you have
4 that in your packet that for right here we can all
5 sign and present that to our clerk.

6 MS. CROSS: If you could be so kind as to
7 pass one down. Take one down and pass it around.

8 MR. WILDER: I think we'll just take a moment
9 to do that right now.

10 MS. CROSS: And this is just the annual
11 renewal of this conflict of interest policy, which we
12 did the same thing last year. The document has not
13 changed.

14 MS. ALABACK: It's required for the 990 form.

15 MR. WILDER: The 990 form is?

16 MS. ALABACK: The IRS tax form that we have
17 to file every year, and we also do the audited
18 financial report for the CIC.

19 MR. WILDER: Thank you.

20 MR. DEORIO: Did the old man finish his down
21 there?

22 MR. REVOLDT: Yeah.

23 MR. WILDER: All set? Thank you very much,
24 everyone.

25 Item 4d deals with a resolution regarding the

1 acceptance of School Avenue, Northeast, property, and
2 I'm going to defer to Mr. DeOrio. You've explained
3 that at council and I'll let you put that in a
4 nutshell for us here for the CIC.

5 MR. DEORIO: Thank you. So we know the CIC
6 is the acquisition/disposition arm of the city for
7 real estate. And it was learned, as we were
8 reviewing undervalued or unmonetized assets that the
9 city owns, we've pledged to city council that we
10 would find these and, if possible, bring them to
11 market. So this was a property that's on School
12 Avenue. It's -- if you went up Applegrove heading
13 east, turn left on School Avenue, that's the light,
14 and on your left there's an apartment building, and
15 as you proceed northerly there's another apartment
16 building on the west and then right after that one is
17 a vacant land. It's the same size as the two
18 apartment building lots that DeHoff had developed.

19 Well, apparently back in the day when there
20 was a water company up there that actually
21 Lemmon-DeHoff owned called Applegrove Water Company
22 and at one point then those owners sold off the
23 assets of that. And some of those, most of the --
24 you know, I'll say the good assets went to Aqua Ohio
25 and the city ended up, for whatever reason, buying

1 some of these remaining assets. Well, on this
2 particular parcel there was a water tower. And so we
3 bought it, had eventually determined we had no need
4 for it, paid for the demolition of the water tower,
5 and for the last, you know, decade or so or more
6 we've been mowing the grass on this 2-acre parcel
7 without any strategic vision for it.

8 So we presented that to council and decided
9 that we should move forward with the sale of that.
10 And so council has enacted that legislation,
11 transferred this to us. We need to accept it so that
12 we can sell it. I believe there are developers that
13 are interested in this parcel. When I said you go up
14 Applegrove and turn left on to School and I said
15 there was an apartment building on the left, on the
16 right is now vacant land. And DeHoff intends to
17 build apartments on that corner now as well. So
18 they -- we think they have an interest in this parcel
19 at the end. They're going to have one project going,
20 economies to scale is just build another one down the
21 street. But we also have had two other developers
22 express interest, so we would like to list this
23 property, and I think we're going to be not only in a
24 resolution to accept it, we want to give
25 authorization to the president of the CIC to sign a

1 listing agreement with Cutler Realty, Dominic Fonte
2 to be our agent.

3 MR. REVOLDT: Do you need a motion?

4 MS. CROSS: Do we need separate motions?

5 MR. REVOLDT: I will move that the CIC
6 authorize the listing and sale of the property.

7 MR. DEORIO: And accept it from the city.

8 MR. REVOLDT: Accept it from the city and
9 authorize the sale.

10 MR. STROIA: Stroia seconds.

11 MR. WILDER: So we have a motion on the
12 floor, it's been seconded. Any other questions or
13 anything? Very well. If not, roll call?

14 MR. BOYER: Yes.

15 MR. WILDER: We'll go for a roll call vote to
16 approve the motion. Clerk.

17 MS. CROSS: Yes, sir.

18 Stephan Wilder.

19 MR. WILDER: Yes.

20 MS. CROSS: Patrick DeOrio.

21 MR. DEORIO: Yes.

22 MS. CROSS: Jina Alaback.

23 MS. ALABACK: Yes.

24 MS. CROSS: Matthew Stroia.

25 MR. STROIA: Yes.

1 MS. CROSS: Daryl Revoldt.

2 MR. REVOLDT: Yes.

3 MS. CROSS: Jon Zepp.

4 MR. ZEPP: Yes.

5 MS. CROSS: Ryan Grossschmidt.

6 MR. GROSSCHMIDT: Yes.

7 MS. CROSS: Tim McCort.

8 MR. MCCORT: Yes.

9 MR. WILDER: Thank you very much.

10 If you remember, that's where the old water
11 tower was. Okay.

12 MS. CROSS: The resolution will be printed
13 up.

14 MR. WILDER: Thank you very much. Thank you,
15 Mr. DeOrio.

16 Okay. And as we look at 4e, I'm going to
17 seek a -- that we adjourn to executive session, as
18 it's noted, for regarding the CIC grant program. And
19 at this time we'll go for a roll call vote to move
20 into executive session. Or we've got to have a
21 motion, I'm sorry.

22 MR. REVOLDT: Revoldt moves to executive
23 session.

24 MR. DEORIO: Before you make the motion to
25 move --

1 MR. REVOLDT: I'm sorry?

2 MR. DEORIO: Before you make the motion to
3 move, do we say who we want in the executive session
4 or is that part of the motion? Because I would like
5 to make sure that Jennifer Cross and the law director
6 as well remain.

7 MR. WILDER: The legal.

8 MR. REVOLDT: Let's just cover it with a
9 motion.

10 MR. DEORIO: Okay.

11 MR. REVOLDT: I will move that we proceed
12 to -- by roll call vote to executive session to
13 discuss grant matters, matters of a grant, and that
14 executive session would include nonvoting members
15 Jennifer and Wayne.

16 MR. DEORIO: Second.

17 MR. WILDER: Roll call vote, please.

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: Very fine. We're now moved into
11 executive session.

12 (CIC into executive session.)

13 MR. WILDER: May I have a motion that we come
14 out of the executive session.

15 MR. REVOLDT: Revoldt moves we adjourn the
16 executive session and indicate that no action was
17 taken.

18 MR. WILDER: So moved. Can I have a second?

19 MR. DEORIO: Second.

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

21 ("Aye" in unison.)

22 MR. WILDER: Opposed? We're out of executive
23 session. Thank you very much.

24 We don't have it down here for a future date,
25 but do we want to poll our group here for a CIC

1 meeting in January?

2 MR. DEORIO: I don't really want to do that
3 right now. We've got a lot on the plate here.

4 MR. WILDER: Okay.

5 MR. DEORIO: I'd like to just kind of --

6 MR. WILDER: Digest that?

7 MR. DEORIO: -- digest it a little bit.

8 MR. WILDER: All right.

9 MS. CROSS: We do, I believe, plan to meet
10 within the first couple months of the year.

11 MR. DEORIO: Yeah, we will meet in January.
12 I'm just not sure of the date. We have a lot on our
13 plate right now.

14 MR. WILDER: I agree.

15 MS. CROSS: Busy times.

16 MR. WILDER: Okay. Anything else then to
17 come before our CIC meeting?

18 MS. CROSS: I would state how happy we are
19 that our --

20 MR. WILDER: Oh, yes.

21 MS. CROSS: -- citizen-appointed members have
22 decided to join us once again. They will be
23 receiving their reappointment letters shortly, and
24 our newest citizen appointment, Mr. Revoldt, will be
25 joining us as well for the 2024 term. So we're happy

1 to have you all here and we appreciate your
2 contributions.

3 MR. WILDER: I second that. Since I had a
4 conversation with each of you individually. But if
5 nothing else, a motion to adjourn.

6 MR. DEORIO: So moved.

7 MR. REVOLDT: Second.

8 MR. WILDER: All in favor?

9 ("Aye" in unison.)

10 MR. WILDER: Opposed? Motion carries. We
11 stand adjourned. And thank you for your patience.

12 - - - - -

13 (Meeting adjourned at 9:56 a.m.)

14 - - - - -

17 Attest:

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19 _____
Patrick A. DeOrio, Secretary
20 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 11th day of December, 2023.



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

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