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CITY OF NORTH CANTON, OHIO
COMMUNITY IMPROVEMENT CORPORATION

**TRANSCRIPT OF
MARCH 24, 2021, MEETING
VIRTUAL 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, Ohio, on Wednesday, March 24, 2021, at
9:00 a.m.

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APPEARANCES:

- Stephan B. Wilder, Mayor and President of CIC
- Patrick DeOrion, Director of Administration and Secretary of CIC
- Jina Alaback, Director of Finance and Treasurer of CIC
- Daryl Revoldt, Council Vice President, Chairman of Economic Development
- Wayne Boyer, Director of Law (nonvoting member)
- Jon Zepp, Member
- Jane Nicholson, Member
- Timothy McCort, Member

1 MAYOR WILDER: Good morning, everyone. This
2 is North Canton Mayor Stephan Wilder calling to order
3 the North Canton Community Improvement Corporation
4 meeting scheduled for March 24, 2021, at 9 o'clock.

5 First order of business is to call to order.
6 Roll call. Mayor Wilder, present, here.

7 Jeff Peters, vice president. Absent.

8 Patrick DeOrio, secretary.

9 MR. DEORIO: Here.

10 MAYOR WILDER: Jina Alaback, treasurer.

11 MS. ALABACK: Here.

12 MAYOR WILDER: Daryl Revoldt, council member.

13 MR. REVOLDT: Here.

14 MAYOR WILDER: Jon Zepp, member.

15 MR. ZEPP: Here.

16 MAYOR WILDER: Miss Jane Nicholson. Absent.

17 Timothy McCort.

18 MR. DEORIO: Somebody's in the waiting room.

19 MAYOR WILDER: We'll pause for a minute to
20 see who's in our waiting room.

21 Joining us is counsel, our law director,
22 Wayne Boyer. And whoever is GZMP, please identify
23 themselves.

24 MS. NICHOLSON: Jane Nicholson.

25 MAYOR WILDER: Good morning. Yes, so our

1 roll call is complete. And Timothy McCort is absent.
2 Hang on. No. Excuse me. Timothy McCort.

3 MR. DEORIO: He's on there. Go ahead and ask
4 if he's present.

5 MAYOR WILDER: Tim McCort, are you present
6 for the CIC meeting?

7 MR. MCCORT: I am.

8 MAYOR WILDER: Very good. Thank you very
9 much.

10 MR. DEORIO: I counted seven out of the
11 eight.

12 MAYOR WILDER: Seven out of the eight. We'll
13 excuse Jeff Peters.

14 MR. DEORIO: Make a motion to excuse Jeff
15 Peters.

16 MAYOR WILDER: Motion by DeOrio to excuse
17 Mr. Peters. May I have a second?

18 MS. ALABACK: Alaback, second.

19 MAYOR WILDER: Alaback seconds.

20 All in favor, say "aye."

21 ("Aye" in unison.)

22 MAYOR WILDER: Opposed? No? Motion carries.
23 He's excused. Thank you.

24 The next thing I'd like to present is our
25 minutes from the -- excuse me -- the meeting that was

1 held on February 10, 2021.

2 MR. DEORIO: I'd make a motion to amend the
3 agenda to include approval of the minutes from
4 February 10, 2021.

5 MAYOR WILDER: There's a motion on the floor
6 by Mr. DeOrio to accept the minutes.

7 MR. DEORIO: To amend the agenda.

8 MAYOR WILDER: To amend the agenda. Can we
9 have a second.

10 MS. ALABACK: Alaback, second.

11 MS. NICHOLSON: Nicholson seconds.

12 MAYOR WILDER: Alaback, second.

13 One point of discussion for me on this, is I
14 just --

15 MR. DEORIO: We should amend the agenda. You
16 can't really discuss.

17 MAYOR WILDER: That's right. We will amend
18 the agenda.

19 All favor, say "aye" for the amendment.

20 ("Aye" in unison.)

21 MR. DEORIO: The agenda is amended.

22 MAYOR WILDER: Okay. The agenda is amended.

23 MR. DEORIO: Now move to talk about what is
24 your issue.

25 MAYOR WILDER: I just want to comment on the

1 agenda -- or from the meeting of the 10th of
2 February, I apologize I could not make that for a
3 prior medical appointment. But I just want to thank
4 the committee of the comments that were made that we
5 were very busy in the last several months with
6 acquisitions and I just want to thank and support our
7 board here in helping us go forward with those
8 acquisitions and the positive comments made by
9 Council Member Revoldt and Mr. DeOrio's comments
10 about the CIC, that we've been very busy in the last
11 12 months. I just want to make a comment and say
12 thank you very much. That's good news. And
13 Miss Alaback for watching our finances as we go
14 forward. So just a comment on the minutes.

15 MR. DEORIO: And as we -- just before I make
16 a motion to approve the minutes, I'll remind the
17 mayor that, having not been at that meeting, he
18 should not vote on the approval of the minutes but
19 may proceed to call for a motion.

20 MAYOR WILDER: Therefore, with everything
21 being said, can I have a motion to accept the minutes
22 from the February 10, 2021, meeting?

23 MR. DEORIO: So moved.

24 MAYOR WILDER: So moved by DeOrio.

25 MR. REVOLDT: Revoldt seconds.

1 MAYOR WILDER: Revoldt seconds. All in
2 favor, say "aye."

3 ("Aye" in unison.)

4 MAYOR WILDER: Opposed? No? One abstention,
5 Mayor Wilder.

6 I'd like to take our conversation to new
7 business with the explanation or discussion or
8 dialogue on the Kmart property acquisition. I yield
9 the floor to our city administrator, Mr. DeOrio.

10 MR. DEORIO: All right. Mr. Boyer, are you
11 with us?

12 MR. BOYER: Yes, sir.

13 MR. DEORIO: How about I let you kick off
14 with the parameters of what we want to say since you
15 were instrumental in drafting the resolutions and
16 what we need to do and explain what city council has
17 done to put us in this good position.

18 MR. BOYER: Certainly.

19 So, yeah. So ultimately what happened here
20 was the City of -- City of North Canton had
21 previously agreed, entered into a purchase agreement
22 to acquire the property. It's owned by Kmart but
23 it's adjacent to Stratavon. It's immediately north
24 of the property where the former Kmart building was.
25 And in discussing basically the best way to proceed

1 with this particular property acquisition, both
2 myself and Attorney Terry Moore over here spoke with
3 bond counsel Ryan Callender up at Squires as far as
4 the best way to acquire the property, specifically as
5 it pertains to any sort of -- I guess the best way to
6 describe it would be the ability to transfer it in
7 the future. It allows more discretion on behalf of
8 the community improvement corporation if property is
9 vested in them rather than the city as far as wanting
10 to lease it, wanting to sell it, wanting to do
11 anything to encumber it. And so as a result of that,
12 I worked with bond counsel and Ben to draft up
13 basically an ordinance and a resolution that
14 satisfied bond counsel's requests related to the
15 access of property.

16 So, in essence, the documents that were
17 drafted were twofold: It was an assignment of the
18 underlying purchase agreement from the City to the
19 community improvement corporation and it also had to
20 deal with an ordinance and resolution. The ordinance
21 from city council, which was discussed and passed on
22 Monday evening, and the resolution from the community
23 improvement corporation.

24 In essence, what it is, it allows council to
25 assign all the rights under the purchase agreement to

1 purchase the property in question to the community
2 improvement corporation. And it allows the community
3 improvement corporation to basically assume those
4 rights and acquire the property under the express
5 provision that the funds that are being allocated to
6 that from a bond perspective are going to be used
7 solely for this purpose, for this property
8 acquisition, and for no other reason.

9 MR. DEORIO: Excellent. Does anybody have
10 any questions regarding that?

11 MR. REVOLDT: Hey, Pat, you might explain to
12 our citizen members why it's critical that the CIC
13 have these rights as opposed to the city. Or Wayne.

14 MR. DEORIO: Well, I think Wayne kind of
15 touched on that, is that from the standpoint of
16 flexibility for the future, the best --

17 MR. REVOLDT: Yep.

18 MR. DEORIO: -- development options will come
19 from the CIC being the registered owner of the
20 property as opposed to the city. So we know that
21 that's different than perhaps some things that have
22 been done in the past but we appreciate Wayne's
23 effort to reach out to our bond counsel at Squires
24 Dempsey to make sure that everything is agreeable to,
25 as far as the financing of purchase and the

1 assignment of this property to the -- to the CIC.
2 And everything met their satisfaction; it was a nice
3 collaboration between the two firms. Passed by city
4 council unanimously, and this is the last step is the
5 CIC accepting this land into its portfolio.

6 Is that better, Daryl?

7 MR. REVOLDT: Yes, sir. Yeah. And I think
8 what we're really envisioning is a far more active
9 role for the CIC, and this is one of the steps in
10 that direction.

11 MAYOR WILDER: Absolutely. Yeah.

12 MR. DEORIO: Because ultimately, if and when
13 the time comes that, you know, a portion of the
14 acreage is accounted for by another entity, we
15 envision that there will still be a significant
16 amount of acreage left over to develop and that
17 acreage will be in the CIC.

18 MR. REVOLDT: Yep. Thank you.

19 MR. DEORIO: Mr. Chair, not hearing anything
20 else, unless you find there's other discussion, I
21 think it would be appropriate to call for a motion to
22 approve and accept the assignment of this property
23 that is being acquired to the CIC per the resolution
24 that was drafted by legal counsel. If I'm not out of
25 order, I can make that motion.

1 MAYOR WILDER: You're not out of order. That
2 motion is a long motion but it's one that's on the
3 table for a second. Can I have a second to that
4 motion.

5 MR. REVOLDT: All right. Revoldt will
6 second.

7 MAYOR WILDER: Daryl Revoldt seconds.

8 Any further discussion on the topic? Hearing
9 none, all in favor, say -- oh, roll call vote, I'm
10 sorry.

11 Mayor Wilder, yes.

12 Mr. DeOrio.

13 MR. DEORIO: Yes.

14 MAYOR WILDER: Miss Alaback.

15 MS. ALABACK: Yes.

16 MAYOR WILDER: Daryl Revoldt.

17 MR. REVOLDT: Yes.

18 MAYOR WILDER: Jon Zepp.

19 MR. ZEPP: Yes.

20 MAYOR WILDER: Jane Nicholson.

21 MS. NICHOLSON: Yes.

22 MAYOR WILDER: And Mr. Timothy McCort.

23 MR. MCCORT: Yes.

24 MAYOR WILDER: Any opposed? No? Unanimously
25 it passed. Thank you.

1 Is there any other new business that you
2 would like to bring to our attention, Mr. DeOrio?

3 MR. DEORIO: I don't know if it would be --
4 if it should be under new business or old business.
5 I'm going to say that this is -- I would like to
6 amend the agenda to include a discussion of several
7 of the leases that we have entered into for property
8 that the CIC owns. Which would be at 1017 North Main
9 and 6507 Wise Avenue. And 1023 North Main. I move
10 to amend the agenda to include the discussion of
11 these three items.

12 MAYOR WILDER: Motion on the floor to move
13 the agenda to talk about these leases.

14 MR. REVOLDT: Revoldt will second.

15 MAYOR WILDER: Revoldt seconds. All in
16 favor, say "aye."

17 ("Aye" in unison.)

18 MAYOR WILDER: Opposed? Motion carries.

19 MR. DEORIO: Thank you for that.

20 I wanted to bring everybody up to speed. I
21 know we've done these transactions some time ago, you
22 know, the CIC had purchased 1017 North Main Street.
23 I wanted to let the CIC know that we have leased that
24 space out at \$700 a month. 750. I'm sorry. \$750 a
25 month. And this is part of the project that the CIC

1 was trying to acquire the properties between Woodrow
2 and Mama Guzzardi's along Main Street on the west
3 side. So we've acquired three. I wanted to let you
4 know that we have leased that, that one out. The one
5 at 1029 North Main is still for lease, so we haven't
6 got that one in. But 1023 North Main, we just
7 purchased that, closed on that a couple weeks ago,
8 and we have the -- you know, we have a couple tenants
9 that are interested in that location. But I believe
10 that that property will require a little bit of
11 touch-up before we can rent it.

12 I had, on behalf of the CIC, asked the city
13 for an inspection of the property to make sure that
14 it's code compliant and any other issues that would
15 need to be addressed. That was done. Report came
16 in, you know, largely favorable, not a lot of big
17 items to deal with. And we went ahead -- I went
18 ahead, on behalf of the CIC, and obtained some quotes
19 to kind of get us going if we should decide to do
20 that. And we're looking at somewhere in the area of
21 around 9- to \$10,000 to bring that house into code
22 compliance.

23 It had been occupied by a tenant there for,
24 you know, 15-plus years; that before that it was
25 owner occupied from the beginning. They had lived

1 there for 50-some years. So the house had only seen
2 two occupants. So there is some updating that needs
3 to be done. If we're able to put that together and
4 get a tenant in there for a few years, you know,
5 until we're able to acquire all the other property in
6 question, there's three left to get, but I would like
7 the board to approve our efforts to go ahead and get
8 this unit ready if we bring forward someone who is
9 ready to sign a lease. So I don't intend to do
10 anything unless I have, you know, an occupant that is
11 ready to sign a lease like, you know, right before we
12 do the work.

13 So and then at 6507 Wise, we closed on that
14 last week. That has the address is 6507 Wise, it is
15 the old Flume farmstead there. It is leased. We
16 acquired that lease, and then, in working with Wayne
17 Boyer, our legal counsel, I had brought to
18 everybody's attention that that lease was an annual
19 lease that renewed every March. Mr. Boyer
20 recommended that we make changes now to it and get
21 the tenant to sign off on it and convert that into
22 kind of a month-to-month, and that was done and we
23 have a modern, you know, lease with all the bells and
24 whistles in it. And we would like to -- that rent on
25 that property is \$650 a month that's coming in to the

1 CIC. So we probably -- you know, Mr. Boyer, do we
2 need any motions or anything to accept the lease or
3 is that just assumed because when we purchased it we
4 don't need any further action on the lease?

5 MR. BOYER: Yeah, I think that's assumed
6 because when we purchased it we didn't need any
7 further action. So it -- just to give a little bit
8 more detail, the lease at issue, when we acquired the
9 property, was a grand total of two pages in length.
10 It had approximately five provisions in it. Didn't
11 really detail a whole lot of obligations outside of
12 rent owed.

13 And so what we did, you know, a new lease in
14 form, but in reality it's an amendment of the lease.
15 We left the rent the same way as far as the amount of
16 charging, but what we added in were a number of
17 protections from the city's side related to, you
18 know, tenant's actions, things of that nature. So
19 ultimately I don't believe we need a motion but we
20 just wanted to bring it to the attention here that
21 it's been amended and now that the lease is in place,
22 like Mr. DeOrion said, it's much more -- it's -- it's
23 much more protective, it's much more modern.

24 MR. DEORIO: So I guess then in having
25 discussed those things, what I am seeking is a motion

1 to authorize the secretary to work with the treasurer
2 of the CIC to effect repairs to 1023 North Main, if
3 needed, for a signed lease. Should one materialize.

4 MAYOR WILDER: Is there going to be an amount
5 attached to that? No more than or --

6 MR. DEORIO: Well, you know --

7 MAYOR WILDER: Or just --

8 MR. DEORIO: -- we could probably do that and
9 say 10,000, and then if something comes up we'll just
10 call a CIC meeting and explain what's going on. I
11 think that's fair.

12 MAYOR WILDER: Okay. Just wanted to give
13 everybody an idea.

14 So we have a motion on the floor to --

15 MR. DEORIO: Well, I did not make a motion.

16 MAYOR WILDER: Oh, excuse me.

17 MR. DEORIO: I would love it if someone did.

18 MR. REVOLDT: I will. Revoldt. I will make
19 a motion to authorize repairs at 1023 North Main in
20 an amount not to exceed \$10,000.

21 MR. MCCORT: Second, Tim McCort.

22 MAYOR WILDER: Second by Mr. Tim McCort.

23 Thank you.

24 Any further discussion on the item? If not,
25 roll call vote.

1 Mayor, aye. I approve.

2 Patrick DeOrio.

3 MR. DEORIO: Yes.

4 MAYOR WILDER: Jina Alaback.

5 MS. ALABACK: Yes.

6 MAYOR WILDER: Daryl Revoldt.

7 MR. REVOLDT: Yes.

8 MAYOR WILDER: Jon Zepp.

9 MR. ZEPP: Yes.

10 MAYOR WILDER: Jane Nicholson.

11 MS. NICHOLSON: Yes.

12 MAYOR WILDER: And Tim McCort.

13 MR. MCCORT: Yes.

14 MAYOR WILDER: All right. Opposed? No?

15 Carried by a unanimous.

16 Thank you for that presentation on bringing
17 up everybody up-to-date on where we were at with some
18 of our acquisitions.

19 We'll move to old business, if anybody has
20 any old business to present. Well, hearing none,
21 I'll call for adjournment. May I have a motion to
22 adjourn.

23 MR. DEORIO: So moved.

24 MAYOR WILDER: So moved by DeOrio. Can I
25 have a second, please.

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MS. NICHOLSON: Nicholson, second.

MAYOR WILDER: Nicholson seconds.

All in favor, say "aye."

("Aye" in unison.)

MAYOR WILDER: Opposed? Motion carries.

Thank you, everybody, for being on the call.

- - - - -

(Meeting adjourned at 9:23 a.m.)

- - - - -

Attest:

~~Stephan B. Wilder, Mayor
City of North Canton~~

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 1st day of April, 2021.

Laurie Maryl Jonas

 Laurie Maryl Jonas, RMR & Notary Public.
 My commission expires January 6, 2022.

MAYOR WILDER: [49]
MR. BOYER: [3] 7/12
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MR. DEORIO: [29]
MR. MCCORT: [4] 4/7
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MR. REVOLDT: [11]
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MR. ZEPP: [3] 3/15
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