

CITY OF NORTH CANTON, OHIO

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IN RE:)
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NORTH CANTON VIRTUAL)
COMMUNITY IMPROVEMENT)
CORPORATION)
MEETING) **TRANSCRIPT OF PROCEEDINGS**

Transcript of Proceedings held virtually before
the North Canton Community Improvement Corporation,
taken by the undersigned, Shannon Roberts, a
Registered Professional Reporter and Notary Public in
and for the State of Ohio, via teleconference, North
Canton, Ohio, on Thursday, the 23rd day of April,
2020, at 10:30 a.m.

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APPEARANCES:

- Stephan B. Wilder, President, Mayor
- Daniel Jeff Peters, Vice-President
- Patrick DeOrio, Secretary,
Director of Administration
- Jina Alaback, Treasurer, Director of Finance
- Benjamin R. Young, Clerk
- Kelly Hart, Administrative Specialist
- Daryl Revoldt, Member
- Jon Zepp, Member
- Timothy McCort, Member
- Jane Nicholson, Member

1 MR. WILDER: All right. Today is
2 Thursday, April the 23rd, the meeting for the
3 North Canton Community Improvement
4 Corporation, CIC. I'll call a members' roll.

5 Steve Wilder, President, here.
6 Vice-president Daniel Jeff Peters.

7 (No response.)

8 MR. WILDER: No reply.
9 Secretary Patrick DeOrio.

10 MR. DEORIO: Here.

11 MR. WILDER: Treasurer Jina Alaback.

12 MS. ALABACK: Here.

13 MR. WILDER: Daryl Revoldt.

14 MR. REVOLDT: Here.

15 MR. WILDER: Member Jon Zepp.

16 MR. ZEPP: Here.

17 MR. WILDER: Member Jane Nicholson.

18 MS. NICHOLSON: Here.

19 MR. WILDER: And Member Timothy McCort.

20 MR. MCCORT: Here.

21 MR. WILDER: Thank you. I'm going to
22 proceed and have our Secretary, Mr. Patrick
23 DeOrio --

24 MR. DEORIO: Do you want to do the
25 minutes?

1 MR. WILDER: Do we have minutes?

2 We have minutes from April 8th meeting of
3 2020, via teleconference. Are there any
4 corrections or additions or amendments to
5 accepting those minutes?

6 (No response.)

7 MR. WILDER: If not, may I have a motion
8 to approve?

9 MR. DEORIO: DeOrio moves to approve.

10 MR. REVOLDT: Revoldt seconds.

11 MR. WILDER: Is that Daryl?

12 MR. REVOLDT: Yes.

13 MR. WILDER: We have a motion and a
14 second. All those in favor, say "aye."

15 MR. DEORIO: Aye.

16 MR. WILDER: Aye.

17 MR. REVOLDT: Aye.

18 MR. ZEPP: Aye.

19 MS. NICHOLSON: Aye.

20 MS. ALABACK: Aye.

21 MR. MCCORT: Aye.

22 MR. WILDER: Opposed?

23 (No response.)

24 MR. WILDER: The ayes carry. Thank you
25 very much. We'll proceed now with -- to the

1 discussion part of today's meeting. It's
2 about the development agreement with the City
3 of North Canton. And I'm going to have our
4 lead person discuss that for us, and that's
5 going to be Mr. Patrick DeOrio.

6 MR. DEORIO: Thank you, Mr. President.
7 We had talked at a previous meeting in an
8 executive session about some developments
9 that could possibly occur. And so part of
10 this is to let you know that new developments
11 have occurred at the City of North Canton.

12 The City has signed real estate purchase
13 agreements for a number of parcels as it
14 relates to an economic development project
15 surrounding 1447 North Main Street, which
16 would be also known as, you know, the K-Mart
17 property. And the City is entering into
18 these agreements to acquire this property,
19 and based upon the advise of legal counsel --

20 (Whereupon, a phones rings.)

21 MR. DEORIO: I think that's Jeff Peters.

22 Jeff, we are on a CIC meeting you are
23 supposed to be on.

24 Should I just put him on a speaker and --
25 Jeff, I'm going to put you on my speaker

1 phone. Go ahead and say something.

2 MR. PETERS: Can everyone hear me?

3 MR. REVOLDT: Yes.

4 MR. DEORIO: Can everybody hear
5 Mr. Peters?

6 MR. REVOLDT: Revoldt can.

7 MR. MCCORT: McCort can.

8 MR. DEORIO: All right. I'll turn it up
9 to maximum, to make sure. Go ahead, say
10 something else, Jeff.

11 MR. PETERS: Can you hear me?

12 THE REPORTER: Yes.

13 MR. REVOLDT: Revoldt says yes.

14 MR. DEORIO: So, Mr. President, if you
15 let the record reflect that Member Peters has
16 joined us.

17 MR. WILDER: Let the record show that
18 Daniel Jeff Peters, our Vice-president, has
19 joined the meeting now.

20 MR. DEORIO: Okay. So the City of North
21 Canton has executed some purchase agreements
22 for property around the 1447 North Main
23 Street, also known as the K-Mart property.
24 And on the advice of legal counsel, the City
25 should enter into an agreement with the North

1 Canton Community Improvement Corporation as
2 it relates to the development of those
3 properties.

4 So a resolution was prepared for the
5 North Canton CIC to adopt. And this was to
6 be done after the City of North Canton
7 Council authorized moving forward with the
8 project from their end, which they did last
9 Monday. So this resolution is to certify
10 this project.

11 So we have a certificate of approval by
12 the designated Community Improvement
13 Corporation, and the undersigned officer of
14 the CIC hereby certifies that the Board of
15 Directors of the CIC met in a regular session
16 on today's date, at this time, with the
17 following individuals present; and that the
18 resolution says, whereas, the North Canton
19 Community Improvement Corporation has been
20 designated by the City -- excuse me, the City
21 of North Canton, Ohio as its agency for the
22 industrial, commercial, distribution, and
23 research development in the City; and
24 whereas, this CIC has heretofore prepared and
25 approved a plan for the industrial,

1 commercial, distribution, and research
2 development of the City; and whereas, the
3 plan has heretofore been confirmed by the
4 City Commission of the City; whereas, the
5 City proposes to issue its economic
6 development revenue bonds pursuant to Section
7 165.03 of the ORC, to pay the City's direct
8 and indirect costs of purchasing all or a
9 portion of the property described in
10 Exhibit A hereto, which such Property is to
11 be used for the furthering of economic
12 development of the City.

13 Now, therefore, be it resolved by the
14 Board of Directors of the North Canton CIC,
15 that it is hereby found and determined that
16 the Project is a project in accordance with
17 the Plan, as prepared and approved by the CIC
18 and confirmed by the legislative authority of
19 the City, and is hereby approved as required
20 by Section 165.03, Ohio Revised Code.

21 The Secretary or any Assistant Secretary
22 of the CIC is hereby authorized and directed
23 to certify promptly to the Commission a true
24 copy of this resolution and the determination
25 that such project is in accordance with the

1 plan, in compliance with Section 165.03 of
2 the ORC.

3 All formal actions of this Board of
4 Directors concerning and relating to the
5 adoption of this resolution were adopted in
6 an open meeting of this Board of Directors,
7 and that all deliberations of this Board and
8 any of its committees that resulted in such
9 formal action, were in meetings open to the
10 public, in compliance with the law.

11 Exhibit A lists three parcel numbers;
12 parcel numbers 10002582, 10002584, and
13 10002818. Those three parcels comprise
14 approximately 27 acres in and around 1447
15 North Main.

16 Are there any -- any questions or
17 comments at this time?

18 (No response.)

19 MR. DEORIO: If not, we would be looking
20 for a motion to adopt that resolution to
21 certify this project.

22 MR. PETERS: I'll motion. Peters.

23 MS. NICHOLSON: Nicholson, second.

24 MR. WILDER: We have a motion on the
25 floor by Peters, and a second by Nicholson.

1 Any other discussion, any questions on our
2 proposal there in going forward with this
3 resolution?

4 (No response.)

5 MR. WILDER: Hearing none, then I'll ask
6 for a roll call vote on that motion to accept
7 this resolution and certificate of approval
8 as is designated by the Community Improvement
9 Corporation. May I have a roll call vote?

10 MR. DEORIO: Peters.

11 MR. PETERS: Yes.

12 MR. DEORIO: Wilder.

13 MR. WIDER: Yes.

14 MR. DEORIO: McCort.

15 MR. MCCORT: Yes.

16 MR. DEORIO: Nicholson.

17 MS. NICHOLSON: Yes.

18 MR. DEORIO: Zepp.

19 MR. ZEPP: Yes.

20 MR. DEORIO: DeOrio votes yes.

21 Alaback.

22 MS. ALABACK: Yes.

23 MR. DEORIO: Did I call everybody?

24 MR. REVOLDT: No. You didn't call

25 Revoldt. But he votes yes.

1 MR. DEORIO: Revoldt.

2 MR. REVOLDT: Yes.

3 MR. DEORIO: Yes.

4 MR. WILDER: That is eight yes, no
5 negatives. The motion carries. Thank you
6 very much, folks, for your support in helping
7 our community move forward on this project.

8 Before ending, any other questions or
9 anything?

10 (No response.)

11 MR. WILDER: If not, we'll just call for
12 an adjournment.

13 MR. PETERS: Motion to adjourn.

14 MR. WILDER: Motion to adjourn. Is there
15 a second?

16 MS. ALABACK: Alaback, second.

17 MR. REVOLDT: Revoldt seconds.

18 MR. WILDER: All in favor for the
19 adjournment, say "aye."

20 MR. DEORIO: Aye.

21 MR. WILDER: Aye.

22 MR. PETERS: Aye.

23 MR. REVOLDT: Aye.

24 MR. ZEPP: Aye.

25 MS. NICHOLSON: Aye.

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MS. ALABACK: Aye.

MR. MCCORT: Aye.

MR. WILDER: Opposed?

(No response.)

MR. WILDER: The meeting stands
adjourned. Thank you everybody for your
attention.

(This proceeding concluded at 10:42 a.m.)

ATTEST:

Mayor Stephan B. Wilder

President - Mayor Stephan B. Wilder

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