

1 RESOLUTION NO. 2014-150

Late Filing

2
3 SPONSOR Mr. Pry

4
5 DATE March 31, 2014

COMMITTEE Planning

6
7 **A Resolution authorizing the County Executive to execute, subject to the approval of the**
8 **Board of Control, two lease agreements with Akron Phoenix Development Co, LLC, for the**
9 **lease of space in the "Triangle Building" of the former Firestone tire manufacturing**
10 **campus at 1200 Firestone Parkway, Akron, OH 44301 for the Department of Job and**
11 **Family Services under one lease and space for the Department of Environmental Services,**
12 **the Board of Revision, the Department of Administrative Services-Physical Plants, Summit**
13 **Soil and Water, the Ohio State University Extension and the County Records Center under**
14 **the other lease, for the Executive, and declaring an emergency.**

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16 WHEREAS, pursuant to Section 177.15 of the Codified Ordinances of the County of
17 Summit, the County Executive previously issued a request for proposals to lease space for the
18 relocation of the Department of Job and Family Services ("DJFS") from its current multi-
19 building location in the northern end of downtown Akron; and

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21 WHEREAS, the County Executive issued the aforementioned request for proposals
22 because (i) DJFS is currently located in several buildings, providing for inefficient operations
23 and difficulties for clients, (ii) the aging nature of those buildings and looming capital costs to
24 keep the buildings functional, and (iii) the lack of adequate public parking for clients visiting the
25 facilities and (iv) the current parking situation for DJFS employees, who park in nine different
26 lots, some of which are located blocks away from their offices; and

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28 WHEREAS, five developers submitted proposals for the lease of space by the County for
29 DJFS, and the County Executive's Office subsequently reviewed those proposals; and

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31 WHEREAS, the County Executive's Office determined that the best option for the
32 County from both an operational and financial perspective is to lease space from Akron Phoenix
33 Development Co, LLC ("Akron Phoenix") in the "Triangle Building" of the former Firestone tire
34 manufacturing campus at 1200 Firestone Parkway, Akron, OH 44301; and

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36 WHEREAS, in addition to the lease of space for DJFS, Akron Phoenix also proposed that
37 the County lease additional space in the Triangle Building for the relocation of the offices
38 currently at 2525 State Road, Cuyahoga Falls, OH 44224, which includes the Department of
39 Environmental Services, the Board of Revision, Department of Administrative Services-
40 Division of Physical Plants, Summit Soil and Water, Ohio State University Extension and the
41 County Records Center; and

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43 WHEREAS, after reviewing the additional information for the lease of space to relocate
44 2525 State Road, the County Executive determined that the relocation of that facility was
45 operationally and financially in the County's best interest because the current facility is oversized
46 and ill-suited for the County's operations and because of looming capital needs to keep the
47 building and attached parking deck functional; and

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49 WHEREAS, the County Executive has entered into a Letter of Intent with Akron
50 Phoenix, attached hereto as Exhibit A and incorporated herein by reference, setting forth the
51 material terms for the County to enter into two leases with Akron Phoenix for the DJFS
52 operations and the 2525 State Road operations; and

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5 WHEREAS, pursuant to Section 177.15, this Council must authorize the County
6 Executive to execute the leases as set forth in the Letter of Intent; and

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8 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
9 that it is necessary and in the best interest of the County to authorize the County Executive to
10 execute two lease agreements with Akron Phoenix as set forth in the Letter of Intent, together
11 with any other documents necessary to consummate the transaction set forth in the Letter of
12 Intent.

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14 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State
15 of Ohio, that:

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17 SECTION 1

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19 The County Executive is hereby authorized, subject to the approval of the Board of
20 Control, to execute two lease agreements with Akron Phoenix Development Co, LLC, consistent
21 with the terms of the Letter of Intent, attached hereto as Exhibit A and incorporated herein by
22 reference, for the lease of space in the "Triangle Building" of the former Firestone tire
23 manufacturing campus at 1200 Firestone Parkway, Akron, OH 44301 for the Department of Job
24 and Family Services under one lease and space for the Department of Environmental Services,
25 the Board of Revision, the Department of Administrative Services-Physical Plants, Summit Soil
26 and Water, the Ohio State University Extension and the County Records Center under the other
27 lease.

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29 SECTION 2

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31 As part of the re-development of the buildings currently used by the County for the
32 aforementioned operations, the County Executive is directed to advise the Cities of Akron and
33 Cuyahoga Falls, on a monthly basis, of the County's efforts to sell, re-develop and/or re-purpose
34 those buildings, and is further directed to take all reasonable actions to work with the Cities of
35 Akron and Cuyahoga Falls to sell, re-develop and/or re-purpose those buildings.

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37 SECTION 3

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39 This Resolution is hereby declared an emergency in the interest of the health, safety and
40 welfare of the citizens of the County of Summit, and for the further reason to immediately
41 authorize the County Executive to enter into the aforementioned lease agreements so that
42 construction may begin for the space that will be leased by the County as soon as possible.

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44 SECTION 4

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46 Provided this Resolution receives the affirmative vote of eight members, it shall take
47 effect immediately upon its adoption and approval by the Executive; otherwise, it shall take
48 effect and be in force at the earliest time provided by law.

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2 PAGE THREE

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4 SECTION 5

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6 It is found and determined that all formal actions of this Council concerning and relating
7 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
8 deliberations of this Council and of any of its committees that resulted in such formal action,
9 were in meetings open to the public, in compliance with all legal requirements, including Section
10 121.22 of the Ohio Revised Code.

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13 INTRODUCED March 17, 2014

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15 ADOPTED March 31, 2014

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19 CLERK OF COUNCIL

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PRESIDENT OF COUNCIL

APPROVED April 1, 2014

EXECUTIVE

ENACTED EFFECTIVE April 1, 2014

ROLL CALL VOTE: 9-1: YES: Comunale, Crawford, Feeman, Kostandaras,
Kurt, Prentice, Rodgers, Roemer, Shapiro
NO: Schmidt
ABSENT: Lee