

1 RESOLUTION NO. 2018-049

2  
3 SPONSOR Ms. Shapiro

4  
5 DATE February 12, 2018

COMMITTEE Planning

6  
7 **A Resolution approving a Term Sheet between the County and the United Way of Summit**  
8 **County for the sale of the Sojourner Truth Building at 37 N. High St., in Akron, for**  
9 **\$1,750,000, authorizing the County Executive to execute a Cooperative Agreement with the**  
10 **City of Akron, Akron Public School District and United Way of Summit County for the**  
11 **sale and transfer of certain parcels related to the sale of the Sojourner Truth Building, and**  
12 **authorizing the County Executive to execute such other agreements and documents**  
13 **necessary to consummate those transactions, for the Executive’s Department of Law,**  
14 **Insurance and Risk Management, and declaring an emergency.**

15  
16 WHEREAS, the County is the owner of certain real property located at 37 N. High St. in  
17 Akron, Ohio, identified as parcels number 6751667 and 6755512, and more commonly known as  
18 the Sojourner Truth Building; and

19  
20 WHEREAS, the County desires to sell the Sojourner Truth Building, and the United Way  
21 of Summit County (“United Way”) desires to purchase the same; and

22  
23 WHEREAS, the County and United Way have entered into a Term Sheet, a copy of  
24 which is attached hereto as Exhibit A and incorporated herein by reference, whereby the County  
25 will sell the Sojourner Truth Building to United Way for the sum of \$1,750,000, with \$500,000  
26 being paid at closing and the balance of \$1,250,000 being financed by the County over a term of  
27 10 years; and

28  
29 WHEREAS, in order to provide sufficient parking for the United Way’s use of the  
30 Sojourner Truth Building, the County Executive has also negotiated a Cooperative Agreement  
31 with the United Way, City of Akron (“City”) and the Akron Public School District (“School  
32 District”), a copy of which is attached hereto as Exhibit B and incorporated herein by reference,  
33 whereby each of the following real estate transactions, in addition to the sale of the Sojourner  
34 Truth Building as set forth above, will be undertaken by the parties:

35  
36 (i) The County will swap unused parking lots that it owns along North Broadway St.  
37 in the City of Akron, and identified as parcels 6750988, 6708972, 6750987 and  
38 6831446 (“County Broadway Parking”) for real property that the School District  
39 currently owns and uses as parking for its administrative office building at 70  
40 North Broadway St. in the City of Akron, and identified as a portion of parcel  
41 6708810, and all of parcels 6708953, 6853709, 6853855 and 6853853 (“School  
42 District Broadway Parking”).

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44 (ii) Prior to said swap, the parking portion of parcel 6708810 will be split from the  
45 balance of that parcel, which contains the School District’s administrative offices,  
46 and United Way will pay for the same.

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48 (iii) The alleyway that is situated between the Sojourner Truth Building and the  
49 School District Broadway Parking will be vacated by the City and the land  
50 consisting of the vacated alleyway will be combined with the School District  
51 Broadway Parking. Subsequently, that combined parcel of land will be transferred  
52 by the County to United Way.



3  
4 (iv) In order to induce the County to swap the County Broadway Parking and the  
5 School District Broadway Parking and then transfer the School District Parking to  
6 United Way, the City has agreed to contribute an additional \$200,000 towards the  
7 Firestone Business Park project in Akron that is being constructed jointly between  
8 the City and County, which will be subsequently set forth in a future cooperative  
9 agreement.

10  
11 (v) The County and United Way will lease the School District Broadway Parking  
12 back to the School District during the time that each is in ownership of the same  
13 until such time as the School District completes the renovation of its new  
14 administrative offices at 10 N. Main St. in Akron.

15  
16 (vi) The School District and City of Akron will swap such other land as identified in  
17 the Cooperative Agreement for each entity's beneficial use and/or development.

18  
19 WHEREAS, pursuant to Section 177.16(e) of the Codified Ordinances of the County, the  
20 County may sell or transfer any land not necessary for County operations to a non-profit  
21 corporation or political subdivision without competitive bid or process; and

22  
23 WHEREAS, the sale and transfer of property to both the School District and United Way  
24 are governed by Section 177.16(e) of the Codified Ordinances of the County; and

25  
26 WHEREAS, the acquisition of property from the School District is exempt from  
27 competitive bid or process pursuant to Section 177.07(a)(2) of the Codified Ordinance of the  
28 County; and

29  
30 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
31 that it is necessary and in the best interest of this County to approve the aforementioned Term  
32 Sheet and to authorize the County Executive to execute a Cooperative Agreement and to further  
33 authorize the County Executive to execute such other agreements and documents as set forth  
34 therein and/or that are necessary to consummate the transactions set forth therein.

35  
36 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State  
37 of Ohio, that;

38  
39 SECTION 1

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41 The Term Sheet between the County and United Way for the sale of the Sojourner Truth  
42 Building, a copy of which is attached hereto as Exhibit A and incorporated herein by reference,  
43 is hereby approved and the County Executive's signature on the same is hereby ratified.

44 SECTION 2

45  
46 The County Executive is hereby authorized to execute the Cooperative Agreement  
47 between the County and the City, School District and United Way for the sale and transfer of  
48 certain parcels related to the sale of the Sojourner Truth Building, a copy of which is attached  
49 hereto as Exhibit B and incorporated herein by reference, with such non-material modifications  
50 as the County Executive may determine in her sole discretion are necessary and appropriate,  
51 which shall be evidenced by the execution of the same.

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SECTION 3

The County Executive is hereby further authorized to execute such other agreements and documents as set forth in the Term Sheet and the Cooperative Agreement and/or that are necessary to consummate the transactions set forth therein upon the material terms set forth in the Term Sheet and the Cooperative Agreement.

SECTION 4

This Resolution is hereby declared an emergency in the interest of the health, safety, and welfare of the citizens of Summit County, and for the further reason that some of the properties subject to sale and transfer pursuant to the Term Sheet and Cooperative Agreement will immediately begin renovation, construction or use by the parties involved.

SECTION 5

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

SECTION 6

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

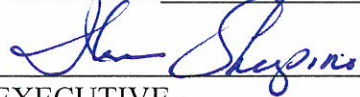
INTRODUCED January 29, 2018

ADOPTED February 12, 2018

  
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CLERK OF COUNCIL

  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

APPROVED February 13, 2018

  
\_\_\_\_\_  
EXECUTIVE

ENACTED EFFECTIVE February 13, 2018

Voice Vote: 11-0 YES: Crawford, Dickinson, Donofrio, Feeman, Hamilton, Koehler, Prentice, Rodgers, Schmidt, Walters, Wilhite