

1 RESOLUTION NO. 2014-312

Late Filing

2  
3 SPONSOR Mr. Pry

4  
5 DATE June 30, 2014

COMMITTEE Human Services

6  
7 **An Amended Resolution authorizing the County Executive to execute the First Extension**  
8 **(1<sup>st</sup> of 4) and Second aAmendment of a lease with Summit Workforce Solutions, subject to**  
9 **the approval of the Board of Control, for approximately 22,673.16 square feet of space at**  
10 **1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, a two-year term,**  
11 **from 7/1/14 through 6/30/16, for an annual rent of ~~\$395,329.63~~ \$401,226.96, or ~~\$790,659.26~~**  
12 **\$802,453.92 for the two-year term of the lease, additional rent for storage space for use by**  
13 **Summit County Occupational Program Experience staff, in an amount not to exceed**  
14 **~~\$118,794.00~~ \$118,784.00 during the two-year term of the lease, and contingent additional**  
15 **utilities costs, in an amount not to exceed \$5,600.00 during the two-year term of the lease,**  
16 **for a total amount not to exceed ~~\$926,874.92~~ \$926,837.92 for the two-year term of the lease,**  
17 **for the Executive’s Department of Job and Family Services, and declaring an emergency.**

18  
19 WHEREAS, County Council previously approved Substitute Resolution No. 2005-354  
20 and Resolution Nos. 2008-306, 2010-325, 2010-451, 2011-122 and 2011-431, which authorized  
21 the County Executive to execute a lease and two renewals and four amendments to the lease,  
22 with Summit Workforce Solutions (“SWS”) for space at 1040 East Tallmadge Avenue, Akron,  
23 Ohio 44310, in Council District 2; and

24  
25 WHEREAS, said lease was necessary in order for the County Executive’s Department of  
26 Job and Family Services to provide various services related to the operation of the Job Center at  
27 the same location; and

28  
29 WHEREAS, Council subsequently adopted Resolution No. 2012-284, which authorized  
30 the County Executive to execute a new lease with SWS, subject to the approval of the Board of  
31 Control, for approximately 22,673.16 square feet of space at 1040 East Tallmadge Avenue,  
32 Akron, Ohio 44310, in Council District 2, a two-year term, from 7/1/12 through 6/30/14, for an  
33 annual rent of \$401,226.96 or \$802,453.92 for the two-year term of the lease, with four options  
34 to renew for an additional two-year term,(the “Lease”); and

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36 WHEREAS, Council also subsequently adopted Resolution No. 2013-481, which  
37 confirmed the award by the Board of Control of the first amendment to the Lease to include  
38 additional storage space for use by Summit County Occupational Program Experience  
39 (“SCOPE”) staff, for the period of 10/1/13 through 6/30/14, for additional rent of \$5.80 per  
40 square foot, for a maximum additional rent in an amount not to exceed \$43,686.40 for the 40-  
41 week period; and

42  
43 WHEREAS, the County wishes to renew (1<sup>st</sup> of 4) the Lease with SWS, including said  
44 storage space for use by SCOPE, for an additional two-year term, from 7/1/14 through 6/30/16  
45 (“First Extended Term”); and

46  
47 WHEREAS, the cost of the storage space, which will be at the same rate of \$5.80 per  
48 square foot, will not exceed a maximum amount of ~~\$118,794.00~~ \$118,784.00 (the “Additional  
49 Rent”), which assumes full usage by SCOPE of all the storage space at all times, during the First  
50 Extended Term; and

51



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4 WHEREAS, the County has further agreed that if during the First Extended Term, SWS's  
5 semi-annual utility costs exceed the average amount of \$33,595.00 due to extreme weather  
6 conditions, the County will pay SWS up to \$1,400.00 semi-annually for the excess utility costs,  
7 based upon the square footage leased by the County, up to a maximum amount of \$2,800.00  
8 annually, for an amount not to exceed \$5,600.00 during the First Extended Term (the  
9 "Contingent Additional Utilities Costs"); and

10  
11 WHEREAS, the cost to the County for the First Extended Term of the Lease shall not  
12 exceed a total amount of ~~\$926,874.92~~ \$926,837.92; and

13  
14 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
15 that it is necessary and in the best interest of the County of Summit to authorize the County  
16 Executive to execute the First Extension and Second Amendment of the Lease with SWS,  
17 subject to the approval of the Board of Control, for a two-year term, from 7/1/14 through  
18 6/30/16, for a total amount not to exceed ~~\$926,874.92~~ \$926,837.92 during the two-year term of  
19 the Lease, to allow the Executive's Department of Job and Family Services to provide various  
20 services related to the operation of the Job Center;

21  
22 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State  
23 of Ohio, that:

24  
25 SECTION 1

26  
27 The County Executive is hereby authorized to execute the First Extension (1<sup>st</sup> of 4) and  
28 Second ~~a~~Amendment of a lease with Summit Workforce Solutions, subject to the approval of the  
29 Board of Control, for approximately 22,673.16 square feet of space at 1040 East Tallmadge  
30 Avenue, Akron, Ohio 44310, in Council District 2, a two-year term, from 7/1/14 through  
31 6/30/16, for an annual rent of ~~\$395,329.63~~ \$401,226.96, or ~~\$790,659.26~~ \$802,453.92 for the  
32 two-year term of the lease, additional rent for storage space for use by Summit County  
33 Occupational Program Experience staff, in an amount not to exceed ~~\$118,794.00~~ \$118,784.00  
34 during the two-year term of the lease, and contingent additional utilities costs, in an amount not  
35 to exceed \$5,600.00 during the two-year term of the lease, for a total amount not to exceed  
36 ~~\$926,874.92~~ \$926,837.92 for the two-year term of the lease.

37  
38 SECTION 2

39  
40 This Resolution is hereby declared an emergency in the interest of the health, safety and  
41 welfare of the citizens of the County of Summit and for the further purpose of immediately  
42 authorizing the Executive to executive the First Extension (1<sup>st</sup> of 4) and Second Amendment of a  
43 lease with Summit Workforce Solutions, subject to the approval of the Board of Control, for  
44 space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, necessary to  
45 allow the Executive's Department of Job and Family Services to provide various services related  
46 to the operation of the Job Center at the same location.

47  
48 SECTION 3

49  
50 Provided this Resolution receives the affirmative vote of eight members, it shall take  
51 effect immediately upon its adoption and approval by the Executive; otherwise, it shall take  
52 effect and be in force at the earliest time provided by law.  
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RESOLUTION NO. 2014-312

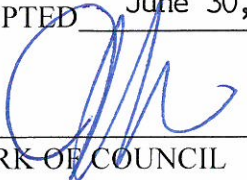
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SECTION 4

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.

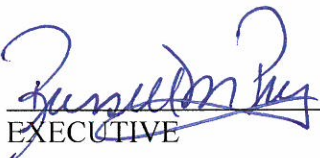
INTRODUCED June 16, 2014

ADOPTED June 30, 2014

  
\_\_\_\_\_  
CLERK OF COUNCIL

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

APPROVED July 1, 2014

  
\_\_\_\_\_  
EXECUTIVE

ENACTED EFFECTIVE July 1, 2014

Voice Vote: 10-0 YES: Comunale, Crawford, Feeman, Kostandaras, Kurt, Lee, Rodgers, Roemer, Schmidt, Shapiro  
ABSENT: Prentice