

1 RESOLUTION NO. 2017-001

First Reading Passage Requested

(C. D'Andrea)

2  
3 SPONSOR Ms. Shapiro

4  
5 DATE January 9, 2017

COMMITTEE Planning

6  
7 **A Resolution confirming an award by the Board of Control of a lease agreement with CC**  
8 **Property Development, Ltd., as a Best Practical Source, for 1,350 square feet of space**  
9 **located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, for use as a Title Bureau,**  
10 **for a ten-year term, from 2/1/17 through 1/31/27, for a total amount not to exceed**  
11 **\$195,000.00, including monthly rent and a common area maintenance charge, for the Clerk**  
12 **of Courts, and declaring an emergency.**

13  
14 WHEREAS, County Council previously adopted Resolution No. 2009-401, which  
15 confirmed the award by the Board of Control of a lease with CC Property Development, Ltd. for  
16 1,350 square feet of space located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, in  
17 Council District 8, for use as a Title Bureau, for a seven-year term, for a total amount not to  
18 exceed \$191,617.32, including monthly rent, a common area maintenance charge and build-out  
19 repayment costs, over the seven-year term of the lease; and

20  
21 WHEREAS, under the previous lease, the County paid \$61,356.12 in build-out costs to  
22 construct improvements to the leased premises necessary for the specific purpose of the  
23 operation of the Clerk of Courts' South Branch-Green Title Bureau; and

24  
25 WHEREAS, the Board of Control, at its January 4, 2017 meeting, awarded a lease  
26 agreement with CC Property Development, Ltd., as a Best Practical Source, for 1,350 square feet  
27 of space located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, for use as a Title  
28 Bureau, for a ten-year term, from 2/1/17 through 1/31/27, for rent in an amount not to exceed  
29 \$1,400.00 per month and a common area maintenance charge in an amount not to exceed  
30 \$225.00 per month, for a total rent payment in an amount not to exceed \$1,625.00 per month, for  
31 a total annual rent payment in an amount not to exceed \$19,500.00, for a total amount not to  
32 exceed \$195,000.00 over the ten-year term of the lease; and

33  
34 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
35 that the aforementioned lease with CC Property Development, Ltd., as a Best Practical Source, is  
36 necessary and in the best interest of the County of Summit;

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

40  
41 SECTION 1

42  
43 The award by the Board of Control of a lease agreement with CC Property Development,  
44 Ltd., as a Best Practical Source, for 1,350 square feet of space located at 3333 Massillon Road,  
45 Suite 105, Akron, Ohio 44312, in Council District 8, for use as a Title Bureau, for a ten-year  
46 term, from 2/1/17 through 1/31/27, for rent in an amount not to exceed \$1,400.00 per month and  
47 a common area maintenance charge in an amount not to exceed \$225.00 per month, for a total  
48 rent payment in an amount not to exceed \$1,625.00 per month, for a total annual rent payment in  
49 an amount not to exceed \$19,500.00, for a total amount not to exceed \$195,000.00 over the ten-  
50 year term of the lease, is hereby confirmed and the Executive is hereby authorized to execute  
51 said lease agreement. The Executive is hereby authorized to execute said lease agreement with

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

1 RESOLUTION NO. 2017-001

2 PAGE TWO

3  
4 SECTION 1 (Cont.)

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6 CC Property Development, Ltd. in substantially the form attached hereto as Exhibit A.

7  
8 SECTION 2

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10 This Resolution is hereby declared an emergency in the interest of the health, safety and  
11 welfare of the citizens of the County of Summit and for the further purpose of immediately  
12 authorizing the Executive to execute a necessary ten-year lease with CC Property Development,  
13 Ltd., as a Best Practical Source, for 1,350 square feet of space located at 3333 Massillon Road in  
14 Akron, in Council District 8, for operation of the Clerk of Courts' South Branch-Green Title  
15 Bureau.

16  
17 SECTION 3

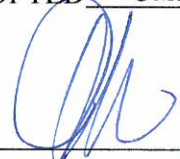
18  
19 Provided this Resolution receives the affirmative vote of eight members, it shall take  
20 effect immediately upon its adoption and approval by the Executive; otherwise, it shall take  
21 effect and be in force at the earliest time provided by law.

22  
23 SECTION 4

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25 It is found and determined that all formal actions of this Council concerning and relating  
26 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all  
27 deliberations of this Council and of any of its committees that resulted in such formal action,  
28 were in meetings open to the public, in compliance with all legal requirements, including Section  
29 121.22 of the Ohio Revised Code.

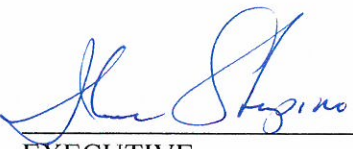
30  
31  
32 INTRODUCED January 9, 2017

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34 ADOPTED January 9, 2017

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38 \_\_\_\_\_  
39 CLERK OF COUNCIL

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43 \_\_\_\_\_  
44 PRESIDENT OF COUNCIL

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46 APPROVED January 10, 2017

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50 \_\_\_\_\_  
51 EXECUTIVE

52 ENACTED EFFECTIVE January 10, 2017