

1 RESOLUTION NO. 2015-236

2
3 SPONSOR Mr. Pry

4
5 DATE June 1, 2015 COMMITTEE Planning

6
7 **A Resolution authorizing the County Executive to execute the First Extension and**
8 **Amendment of a lease with New Plaza Management, LLC, as Best Practical Source, subject**
9 **to the approval of the Board of Control, for space for a Title Bureau Office, for a five-year**
10 **term, from 7/1/15 through 6/30/20, for a total amount not to exceed \$75,950.00, for the**
11 **Clerk of Courts, and declaring an emergency.**

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13 WHEREAS, County Council previously adopted Resolution No. 2008-047, which
14 authorized the County Executive to execute a lease, subject to the approval of the Board of
15 Control, with New Plaza Management, LLC, for 1,960 square feet of space located at Northfield
16 Plaza 10333 Northfield Road, Northfield, Ohio 44067, in Council District 1, for use as a Title
17 Bureau Office by the Clerk of Courts, for a seven-year term, for the amount of \$5.00 per square
18 foot for rent, plus a common area charge of \$1.20 per square foot for the first two years of the
19 lease, to be increased by an amount not to exceed 8% every two years, plus \$595.24 per month to
20 repay build-out costs of \$50,000.16 to be advanced by New Plaza Management, LLC, for an
21 amount not to exceed \$136,847.76 over the seven-year term of the lease (the "Lease"); and

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23 WHEREAS, the County wishes to enter into the First Extension and Amendment of a
24 lease with New Plaza Management, LLC, as Best Practical Source, for 1,960 square feet of
25 office space located at 10333 Northfield Road, Northfield, Ohio 44067, in Council District 1, for
26 use as a Title Bureau Office for the Clerk of Courts, for a five-year term, from 7/1/15 through
27 6/30/20, for rent in an amount not to exceed \$6.00 per square foot or \$980.00 per month, or total
28 amount not to exceed \$11,760.00 annually, and a Common Area Charge not to exceed \$1.75 per
29 square foot or \$285.83 per month, with one monthly payment in an amount not to exceed
30 \$285.87, or a total amount of \$3,430.00 annually, for a total payment amount not to exceed
31 \$15,190.00 annually, for a total amount not to exceed \$75,950.00 during the five-year Extended
32 Term of the Lease; and

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34 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
35 that it is necessary and in the best interest of the County of Summit to authorize the County
36 Executive to execute the First Extension and Amendment of the Lease with New Plaza
37 Management, LLC, subject to the approval of the Board of Control;

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

41
42 SECTION 1

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44 The County Executive is hereby authorized to execute First Extension and Amendment of
45 a lease with New Plaza Management, LLC, as Best Practical Source, for 1,960 square feet of
46 office space located at 10333 Northfield Road, Northfield, Ohio 44067, in Council District 1, for
47 use as a Title Bureau Office for the Clerk of Courts, for a five-year term, from 7/1/15 through
48 6/30/20, for rent in an amount not to exceed \$6.00 per square foot or \$980.00 per month, or total
49 amount of \$11,760.00 annually, and a Common Area Charge not to exceed \$1.75 per square foot
50 or \$285.83 per month, with one monthly payment in an amount not to exceed \$285.87, or a total
51 amount of \$3,430.00 annually, for a total payment amount not to exceed \$15,190.00 annually,
52 for a total amount not to exceed \$75,950.00 during the five-year Extended Term of the Lease.
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2 PAGE TWO

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4 SECTION 2

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6 This Resolution is hereby declared an emergency in the interest of the health, safety and
7 welfare of the citizens of the County of Summit, and for the further reason to immediately
8 authorize the Executive to execute a necessary lease for the Clerk of Courts for a Title Bureau
9 Office.

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11 SECTION 3

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

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17 SECTION 4

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19 It is found and determined that all formal actions of this Council concerning and relating
20 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
21 deliberations of this Council and of any of its committees that resulted in such formal action,
22 were in meetings open to the public, in compliance with all legal requirements, including Section
23 121.22 of the Ohio Revised Code.

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25
26 INTRODUCED May 11, 2015

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28 ADOPTED June 1, 2015

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32 CLERK OF COUNCIL

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PRESIDENT OF COUNCIL

APPROVED June 2, 2015

EXECUTIVE

ENACTED EFFECTIVE June 2, 2015

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