

1 RESOLUTION NO. 2010-325

2
3 SPONSOR Mr. Pry

4
5 DATE July 19, 2010

6 COMMITTEE Human Services

7 **A Resolution confirming the Board of Control's award of the of a lease renewal (second of**
8 **four) with Summit Workforce Solutions, for approximately 10,500 square feet of space in**
9 **Unit 1 of the condominium unit located at 1040 East Tallmadge Avenue in the City of**
10 **Akron, in Council District 2, for the use of the Executive's Department of Job and Family**
11 **Services, for a two-year term, from 7/1/10 through 6/30/12, for rent of \$23,967.14 per**
12 **month, or \$287,605.68 annually, for the first year of the lease, from 7/1/10 through 6/30/11,**
13 **including rent, common area maintenance charges, other operating expenses and utilities,**
14 **and rent of \$24,686.14 per month, or \$296,233.68 annually, for the second year of the lease,**
15 **from 7/1/11 through 6/30/12, including rent, common area maintenance charges, other**
16 **operating expenses and utilities, for a total not to exceed amount of \$583,839.36 for the two-**
17 **year term of the lease, for the Executive's Department of Job and Family Services, and**
18 **declaring an emergency.**

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20 WHEREAS, County Council previously approved Substitute Resolution No. 2005-354,
21 which authorized the County Executive, subject to the approval of the Board of Control, to enter
22 into a two-year year lease with the Summit County Workforce Policy Board, now Summit
23 Workforce Solutions, for approximately 10,500 square feet of space in Unit 1 of the
24 condominium unit located at 1040 East Tallmadge Avenue in the City of Akron, Council District
25 2, for the use of the Executive's Department of Job and Family Services, from 7/1/06 through
26 6/30/08, for rent of \$21,933.33 per month, or \$263,199.96 annually, from 7/1/06 through
27 6/30/07, including rent, common area maintenance charges, other operating expenses and
28 utilities, and an adjusted rent to be agreed to by the parties from 7/1/07 through 6/30/08, not to
29 exceed \$300,000.00, with four options to renew for an additional two-year period; and
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31 WHEREAS, the Executive executed the aforementioned lease with the Summit County
32 Workforce Policy Board; and
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34 WHEREAS, the Department of Job and Family Services paid rent of \$21,933.33 per
35 month or \$263,199.96 annually, including rent, common area maintenance charges, other
36 operating expenses and utilities, for the initial two-year term; and
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38 WHEREAS, Council subsequently approved Resolution No. 2008-306, which approved
39 the award by the Board of Control for the renewal of the aforementioned lease for an additional
40 two-year term (first of four) with Summit Workforce Solutions for 10,609 square feet of space in
41 Unit 1 of the condominium unit located at 1040 East Tallmadge Avenue in the City of Akron,
42 Council District 2, for a two-year term, from 7/1/08 through 6/30/10, for rent of \$22,591.33 per
43 month, or \$271,095.96 annually for the first year of the lease, from 7/1/08 through 6/30/08,
44 including rent, common area maintenance charges, other operating expenses and utilities, and
45 rent of \$23,269.07 per month, or \$279,228.84 annually for the second year of the lease, from
46 7/1/09 through 6/30/10, including rent, common area maintenance charges, other operating
47 expenses and utilities, for a total not to exceed amount of \$550,324.80 for the two-year term of
48 the lease; and

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4 WHEREAS, the Executive executed the first renewal of the aforementioned lease; and

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6 WHEREAS, the Executive wishes to renew the lease for an additional two-year term
7 (second of four) from 7/1/10 through 6/30/12, for rent of \$23,967.14 per month, or \$287,605.68
8 annually, for the first year of the lease, from 7/1/10 through 6/30/11, including rent, common
9 area maintenance charges, other operating expenses and utilities, and rent of \$24,686.14 per
10 month, or \$296,233.68 annually, for the second year of the lease, from 7/1/11 through 6/30/12,
11 including rent, common area maintenance charges, other operating expenses and utilities, for a
12 total not to exceed amount of \$583,839.36 for the two-year term of the lease; and

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14 WHEREAS, the Board of Control awarded Summit Workforce Solutions the second
15 renewal of the aforementioned lease at its June 23, 2010 meeting; and

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17 WHEREAS, this Council has determined by reviewing all pertinent information that it is
18 necessary and in the best interest of the County of Summit to confirm the Board of Control's
19 award of the second renewal (second of four) of the aforementioned lease to Summit Workforce
20 Solutions;

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

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25 SECTION 1

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27 The Board of Control's award of the second renewal of a lease (second of four) with
28 Summit Workforce Solutions for approximately 10,500 square feet of space in Unit 1 of the
29 condominium unit located at 1040 East Tallmadge Avenue in the City of Akron, in Council
30 District 2, for the use of the Executive's Department of Job and Family Services, for a two-year
31 term, from 7/1/10 through 6/30/12, for rent of \$23,967.14 per month, or \$287,605.68 annually,
32 for the first year of the lease, from 7/1/10 through 6/30/11, including rent, common area
33 maintenance charges, other operating expenses and utilities, and rent of \$24,686.14 per month, or
34 \$296,233.68 annually, for the second year of the lease, from 7/1/11 through 6/30/12, including
35 rent, common area maintenance charges, other operating expenses and utilities, for a total not to
36 exceed amount of \$583,839.36 for the two-year term of the lease, is hereby confirmed and the
37 County Executive is authorized to execute such lease.

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39 SECTION 2

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41 This Resolution is hereby declared an emergency in the interest of the health, safety and
42 welfare of the citizens of the County of Summit and for the further reason that it is necessary to
43 immediately authorize the Executive to execute a lease with Summit Workforce Solutions for the
44 for space in Unit 1 of condominium unit located at 1040 East Tallmadge Avenue in the City of
45 Akron, Council District 2, for the use of the Department of Job and Family Services.

46
47 SECTION 3

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

1 RESOLUTION NO. 2010-325

2 PAGE THREE

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4 SECTION 4

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6 It is found and determined that all formal actions of this Council concerning and relating to the
7 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 June 28, 2010

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15 ADOPTED July 19, 2010

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20 CLERK OF COUNCIL

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24 PRESIDENT OF COUNCIL

25
26 APPROVED July 19, 2010

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28 
29 EXECUTIVE

ENACTED EFFECTIVE July 19, 2010

Voice Vote: 10-0 YES: Komunale, Crawford, Crossland, Feeman, Kostandaras
Poda, Rodgers, Schmidt, Shapiro, Smith ABSENT: Prentice