

1 RESOLUTION NO. 2021-042

2
3 SPONSOR Executive Shapiro

4
5 DATE March 1, 2021

6 COMMITTEE Planning

7 **A Resolution authorizing the Executive to execute a quitclaim deed and any other**
8 **documents necessary to transfer County-owned Parcel Number 0220466, located at 2355**
9 **2nd Street, Cuyahoga Falls, Ohio, in Council District 2, to the Summit County**
10 **Developmental Disabilities Board, for the amount of \$1.00, for the purpose of putting the**
11 **deed in the name of the Summit County Developmental Disabilities Board, for the**
12 **Executive's Department of Law and Risk Management and declaring an emergency.**

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14 WHEREAS, the County is the owner of certain real property identified as Parcel Number
15 0220466, located at 2355 2nd Street, Cuyahoga Falls, Ohio ("2nd Street Building"), in Council
16 District 2; and

17
18 WHEREAS, the Summit County Developmental Disabilities Board ("DD Board") is a
19 political subdivision pursuant to Ohio Revised Code ("R.C.") Chapter 5126 that provides
20 services for children and adults who live with developmental disabilities and are residents of
21 Summit County; and

22
23 WHEREAS, the DD Board occupied and utilized the 2nd Street Building as an adult
24 workshop facility, however, it is no longer used for such purposes due to changes in federal law,
25 therefore, the DD Board is expanding and renovating the 2nd Street Building for DD Board
26 operations pursuant to an economic development agreement with the City of Cuyahoga Falls,
27 Ohio; and

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29 WHEREAS, the City of Cuyahoga Falls enacted Ordinance 65-2020, dated September
30 30, 2020, to authorize the transfer the real property identified as Parcel Number 0217469, located
31 at 2361 2nd Street, Cuyahoga Falls, Ohio ("Welsch Property"), in Council District 2, by deed in
32 the name of the DD Board; and

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34 WHEREAS, the Welsch Property is adjacent to the 2nd Street Building and the parcels
35 will need to be combined to proceed with the DD Board's expansion of the 2nd Street Building,
36 however, the DD Board's name must be on the deed of the 2nd Street Building in order to
37 combine it with the Welsch Property and record it with the Fiscal Office; and

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39 WHEREAS, pursuant to R.C. 307.10, the DD board is authorized to have real property
40 transferred by deed into the name of the DD Board if this Council determines the real property is
41 not needed for public use and may be transferred upon the terms and in the manner that it may
42 determine to be in the best interests of the County, without advertising for bids; and

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44 WHEREAS, pursuant to Section 177.16(e) of the Codified Ordinances of the County of
45 Summit ("Codified Ordinances"), this Council may authorize the transfer of the 2nd Street
46 Building, which is not necessary for County operations, to the DD Board without competitive
47 bidding; and

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49 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
50 that it is necessary and in the best interest of the County to authorize the Executive to execute the
51 quitclaim deed and any other documents necessary upon terms not materially adverse to the
52 County to transfer the 2nd Street Building to the DD Board for the aforementioned reasons.

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

6
7 SECTION 1

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9 The Executive is hereby authorized to execute a quitclaim deed and any other documents
10 necessary upon terms not materially adverse to the County to transfer County-owned Parcel
11 Number 0220466, located at 2355 2nd Street, Cuyahoga Falls, Ohio, in Council District 2, to the
12 Developmental Disabilities Board ("DD Board"), for the amount of \$1.00, for the purpose of
13 putting the deed in the name of the DD Board.

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15 SECTION 2

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17 This Resolution is hereby declared an emergency in the interest of the health, safety and
18 welfare of the residents of the County of Summit and for the further purpose of immediately
19 allowing the transfer of real property so that it may utilized for productive use as soon as
20 possible.

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22 SECTION 3

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

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28 SECTION 4

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30 It is found and determined that all formal actions of this Council concerning and relating
31 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
32 deliberations of this Council and any of its committees that resulted in such formal action, were
33 in meetings open to the public, in compliance with all legal requirements, including Section
34 121.22 of the Ohio Revised Code.

35
36 INTRODUCED February 8, 2021

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38 ADOPTED March 1, 2021

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42 CLERK OF COUNCIL

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46 PRESIDENT OF COUNCIL

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48 APPROVED March 2, 2021

49 EXECUTIVE *Steve Shapiro*

ENACTED EFFECTIVE March 2, 2021

Voice Vote - YES 11-0: Darrow, DeVitis, Dickinson, Donofrio,
Feeman, McKenney, Rodgers, Schmidt, Sims, Walters, Wilhite