

1 RESOLUTION NO. 2021-374

2
3 SPONSOR Executive Shapiro

4
5 DATE December 6, 2021

COMMITTEE Planning

6
7 **A Resolution authorizing the Executive to execute a Real Estate Purchase Agreement for**
8 **the sale of County-owned Parcel Number 0403384, located at 340 North Cleveland-**
9 **Massillon Road, Bath Township, Ohio, in Council District 5, to TKM Global Technologies,**
10 **LLC, for the amount of \$900,000.00, for the Executive's Department of Law and Risk**
11 **Management, and declaring an emergency.**

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13 WHEREAS, the County owns the real property located at 340 North Cleveland-Massillon
14 Road, Bath Township, Ohio, known as Parcel Number 0403384 ("Bath Twp. Parcel") being
15 approximately 7.92 acres of land that was used by the Summit County Developmental
16 Disabilities Board ("DD Board") for educational and training purposes for the benefit of the
17 Summit County residents; and

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19 WHEREAS, the DD Board invested substantial amounts for the construction, operation,
20 maintenance and improvements for its use of the Bath Twp. Parcel; and

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22 WHEREAS, due to changes in federal law, the DD Board no longer provides direct
23 services to the Summit County residents it serves, therefore, the Bath Twp. Parcel is no longer
24 needed for County operations and the building is vacant; and

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26 WHEREAS, this Council previously adopted Resolution No. 2020-394, which authorizes
27 the County and DD Board to enter into an agreement whereby the County shall sell the Bath
28 Twp. Parcel to a viable third party and pay to the DD Board, as compensation for its
29 improvements and investments, the net proceeds of such sale; and

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31 WHEREAS, this Council previously adopted Resolution No. 2019-430 that authorizes
32 the County to sell the Bath Twp. Parcel through the use of a broker, without competitive bidding,
33 pursuant to Section 177.16(g) of the Codified Ordinances of the County of Summit; and

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35 WHEREAS, the Executive has determined that the Bath Twp. Parcel is no longer needed
36 for County operations and recommends that the Bath Twp. Parcel be sold; and

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38 WHEREAS, the Executive desires to sell the Bath Twp. Parcel, located in Council
39 District 5, for the amount of \$900,000.00, to TKM Global Technologies, LLC and return the
40 property to a productive use; and

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42 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
43 that it is necessary and in the best interest of the County to authorize the Executive to execute a
44 Real Estate Purchase Agreement with TKM Global Technologies, LLC for the sale of the Bath
45 Twp. Parcel and such other agreements and documents necessary to consummate the transaction,
46 for the aforementioned reason;

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

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1 RESOLUTION NO. 2021-374

2 PAGE TWO

3
4 SECTION 1

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6 The Executive is hereby authorized to enter into a Real Estate Purchase Agreement with
7 TKM Global Technologies, LLC, a copy of which is attached hereto as Exhibit A and
8 incorporated fully herein, for the sale of County-owned Parcel Number 0403384, located at 340
9 North Cleveland-Massillon Road, Bath Township, Ohio, in Council District 5, for the amount of
10 \$900,000.00. Furthermore, the Executive is authorized to make such modifications and revisions
11 prior to its execution that shall be in furtherance of the provisions of the Real Estate Purchase
12 Agreement.

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14 SECTION 2

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16 The Executive is further authorized to execute any and all other agreements and
17 documents necessary to consummate the transaction contemplated in the Real Estate Purchase
18 Agreement, upon terms substantially similar to and not materially adverse to the County.

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20 SECTION 3

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22 This Resolution is hereby declared an emergency in the interest of the health, safety and
23 welfare of the residents of the County of Summit and for the further purpose of immediately
24 allowing the sale and transfer of real property as provided in the Real Estate Purchase
25 Agreement so that it may be returned to productive use as soon as possible.

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27 SECTION 4

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

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33 SECTION 5


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35 It is found and determined that all formal actions of this Council concerning and relating
36 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
37 deliberations of this Council and any of its committees that resulted in such formal action, were
38 in meetings open to the public, in compliance with all legal requirements, including Section
39 121.22 of the Ohio Revised Code.

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41 INTRODUCED November 22, 2021


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43 ADOPTED December 6, 2021

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47 CLERK OF COUNCIL

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49 APPROVED December 7, 2021

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52 EXECUTIVE 

Voice Vote - YES: 10-0: Darrow,
DeVitis, Dickinson, Donofrio,
Feeman, Rodgers, Schmidt, Sims,
Walters, Wilhite
ABSENT: McKenney


PRESIDENT OF COUNCIL

ENACTED EFFECTIVE December 7, 2021