

1 RESOLUTION NO. 2024-347

**First Reading Passage Requested**

2  
3 SPONSOR Executive Shapiro

**(B. Harnak)**

4  
5 DATE December 9, 2024

COMMITTEE Planning

6  
7 **A Resolution authorizing the Executive to execute an Amendment Renewing a Lease**  
8 **Agreement with STC Two, LLC, subject to the approval of the Board of Control, by**  
9 **adding four Renewal Terms of five years each, with a final Lease expiration date of**  
10 **November 11, 2048, for the Executive's Department of Law and Risk Management, and**  
11 **declaring an emergency.**

12  
13 WHEREAS, this Council previously adopted Resolution No. 98-654, which authorized  
14 the County of Summit and SprintCom Inc. to enter into a Land Lease Agreement, dated  
15 December 11, 1998 (the "Lease") for the leasing of 2,500 square feet of real property owned by  
16 the County and located at 126 Highland Drive, Macedonia, Ohio, in Council District 1("Leased  
17 Premises"); and

18  
19 WHEREAS, SprintCom entered into an unrecorded Assignment Agreement which was  
20 memorialized by An Affidavit of Facts Relating to Title, pursuant to which SprintCom assigned  
21 all of its rights, title, and interest in the Lease to STC Two, LLC ("STC"); and

22  
23 WHEREAS, STC entered into a Site Designation Supplement to Master Sublease  
24 Agreement, pursuant to which STC subleased a portion of the Premises to Global Signal  
25 Acquisitions II, LLC; and

26  
27 WHEREAS, this Council subsequently adopted Resolution No. 2008-472, which  
28 confirmed an award by the Board of Control of the renewal and amendment of a land lease  
29 agreement with STC three consecutive five-year renewal terms, from 12/1/08 through 11/30/23,  
30 for the Leased Premises for use for a cell telephone tower, for a prepaid rent of \$400,000.00, and  
31 then an amendment was executed in the same year adding a fifth renewal through November  
32 2028; and

33  
34 WHEREAS, this Council subsequently adopted Resolution No. 2014-372 which  
35 authorized an amendment to the terms of the Lease to expand the size of the Leased Premises by  
36 700 square feet of additional real property, for a total of 3,200 square feet, for a prepaid rent of  
37 \$50,000.00 for a nine-year prepayment period following execution for the additional area, and  
38 thereafter, 25% of the rental payments actually received by STC from its current subtenant,  
39 Verizon Wireless, while the sublease is in force; and

40  
41 WHEREAS, STC and the County now wish to amend and renew the Lease as by adding  
42 four (4) Renewal Term(s) of five (5) years each, with a final Lease expiration date of November  
43 11, 2048, with a projected based rent in 2025 of \$46,408.25, with a yearly CPI adjustment each  
44 year, and an additional amount of \$13,613.94 from the Verizon sublease, under the current and  
45 unchanged terms of the Lease; and

46  
47 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
48 that authorizing the Executive to execute the Renewal of the Lease with STC, subject to the  
49 approval of the Board of Control, is necessary and in the best interest of the County of Summit;  
50 and

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1 RESOLUTION NO. 2024-347

2 PAGE TWO

3  
4 SECTION 1

5  
6 The Executive is hereby authorized to execute an amendment and renewal of the Lease  
7 with STC Two, LLC by adding four (4) Renewal Term(s) of five (5) years each, with a final  
8 Lease expiration date of November 11, 2048, with a projected based rent in 2025 of \$46,408.25,  
9 with a yearly CPI adjustment each year, and an additional amount of \$13,613.94 from the  
10 Verizon sublease, under the current and unchanged terms of the Lease.

11  
12 SECTION 2

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14 This Resolution is declared an emergency in the interest of the health, safety, and welfare  
15 of the residents of the County of Summit, and for the further reason that it authorizes the  
16 Executive to immediately execute the Amendment and Renewal to a Land Lease with STC Two,  
17 LLC.

18  
19 SECTION 3

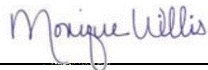
20  
21 Provided this Resolution receives the affirmative vote of eight members, it shall take  
22 effect immediately upon its adoption and approval by the Executive; otherwise, it shall take  
23 effect and be in force at the earliest time provided by law.


24  
25 SECTION 4

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


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34 INTRODUCED December 9, 2024

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36 ADOPTED December 9, 2024

37 **DocuSigned by:**  
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39 \_\_\_\_\_  
40 **CLERK OF COUNCIL**  
41 5360BEF400F5451...

**DocuSigned by:**  
  
\_\_\_\_\_  
**PRESIDENT OF COUNCIL**  
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42 APPROVED December 9, 2024

43 **DocuSigned by:**  
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45 \_\_\_\_\_  
46 **EXECUTIVE**  
47 CDD33E40D287473...

Voice Vote – YES: 11 – 0: Darrow, Dickinson,  
Donofrio, Ford, Kacyon, McKenney, Rodgers,  
Schmidt, Wiedie Higham, Walters, Wilhite

48 ENACTED EFFECTIVE December 10, 2024