

RESOLUTION NO. 2025-159

First Reading Passage Requested

(A. Gomez)

SPONSOR Executive Shapiro

DATE June 2, 2025

COMMITTEE Planning

A Resolution authorizing the Executive to execute a lease amendment with New Plaza Management, LLC. for the lease of office space located at 10333 Northfield Rd., Northfield, Ohio 44067, in Council District 1, for an additional three-year term, from 7/1/25 to 6/30/28, in the amount of \$56,840.16, for the additional three-year term, for the Clerk of Courts, and declaring an emergency.

WHEREAS, this Council previously adopted Resolutions Nos. 2008-047, 2015-236 and 2020-165, which authorized the Executive to execute leases, subject to the approval of the Board of Control, with New Plaza Management, LLC., for approximately 1,960 square feet of office space located at Northfield Plaza 10333 Northfield Road, Northfield, Ohio 44067, in Council District 1, for use as a Title Bureau Office by the Clerk of Courts; and

WHEREAS, the current lease expires June 30, 2025, and the Clerk of Courts wishes to amend the existing lease to add three years with New Plaza Management, LLC., as a Best Practical Source, from 7/1/25 to 6/30/28, with Rent and Common Area Charges remaining the same for the remainder of this year with an increase for the final two and a half years of the lease; and

WHEREAS, New Plaza Management, LLC. is a Best Practical Source pursuant to Sections 177.01(h)(4)D. and 177.07(a)(5) of the Codified Ordinances of the County of Summit because the office space at 10333 Northfield Rd. is already being utilized as a Title Bureau Office by the Clerk of Courts; and

WHEREAS, the proposed lease amendment is attached to this Resolution hereto as Exhibit A, and incorporated herein; and

WHEREAS, the Board of Control, at its May 28, 2025 meeting, awarded the amendment to the lease for an additional three years with New Plaza Management, LLC., as a Best Practical Source, from 7/1/25 through 6/30/28, with Rent remaining at \$6.25 per square foot or \$1,020.83 per month and Common Area Charges remaining at \$1.75 per square foot or \$285.83 per month until December 31, 2025, and beginning January 1, 2026, Rent would increase to \$8.00 per square foot or \$1,306.67 per month and the Common Area Charge would increase to \$2.00 per square foot or \$326.67 per month; and

WHEREAS, this Council has determined by reviewing all pertinent information that it is necessary and in the best interest of the County of Summit to authorize the Executive to enter into a lease amendment with the New Plaza Management, LLC.;

NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State of Ohio, that;

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SECTION 1

The Executive is hereby authorized to execute a lease amendment, and any other necessary documents, with the New Plaza Management, LLC., as a Best Practical Source, for office space located at 10333 Northfield Rd., Northfield, Ohio, in Council District 1, for an extension from 7/1/25 to 6/30/28, for an additional three-year term, for a total amount of \$56,840.16, for the additional three-year term. The lease amendment will be substantially in the same form as the agreement attached to this Resolution hereto as Exhibit A, and incorporated herein as if fully restated.

SECTION 2

This Resolution is hereby declared an emergency in the interest of the health, safety and welfare of the residents of the County of Summit, and for the further purpose to immediately allow the Clerk of Courts to offer continued title and passport services to its residents.

SECTION 3

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

SECTION 4

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

INTRODUCED June 2, 2025

ADOPTED June 2, 2025

Signed by:

Monique Willis

CLERK OF COUNCIL

DocuSigned by:

Rita J. Darrow

PRESIDENT OF COUNCIL

APPROVED June 2, 2025

Signed by:

Jane Shapiro

EXECUTIVE

Voice Vote – YES: 10 – 0: Darrow, Dickinson, Ford, Higham, Kacyon, Licate, McKenney, Schmidt, Walters, Willhite
Absent: Donofrio

ENACTED EFFECTIVE June 3, 2025