

1 RESOLUTION NO. 2025-339

2
3 SPONSOR Executive Shapiro

4
5 DATE November 24, 2025 COMMITTEE Planning

6
7 **A Resolution declaring the impact of the Ohio Building HVAC and Finishes Upgrade**
8 **Project on the Fiscal Officer's ability to conduct 2026 tax collections, an emergency**
9 **pursuant to Section 177.07(a)(3) of the Codified Ordinances of the County of Summit and**
10 **authorizing the Executive to execute a lease agreement, with PVC Cascade One, LLC., for**
11 **the lease of approximately 15,931 square feet of office space located on the first and third**
12 **floors of 1 Cascade Plaza, in the City of Akron, in Council District 4, for a one-year term**
13 **from 1/1/26 to 12/31/26, for a total amount not to exceed \$299,454.68 for the length of the**
14 **agreement, for the Executive and Fiscal Officer, and declaring an emergency.**

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16 WHEREAS, this Council previously adopted various Resolutions authorizing contracts
17 for the Ohio Building HVAC and Finishes Upgrade Project (the "Ohio Building Project"), a
18 project to renovate the Ohio Building; and

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20 WHEREAS, multiple County Offices maintain permanent office space at the Ohio
21 Building, including the Fiscal Office, and as a result of the Ohio Building Project, County offices
22 have temporarily relocated to various County buildings; and

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24 WHEREAS, the Ohio Building Project will not be completed by the start of property tax
25 collection in 2026, and the Fiscal Officer has determined that more permanent office space is
26 needed for her Treasurer Division and portions of other divisions so that her office may properly
27 conduct the responsibilities set forth under Section 323 of the Ohio Revised Code; and

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29 WHEREAS, PVC Cascade One, LLC. owns real property known as PNC Center, located
30 at 1 Cascade Plaza, located in the City of Akron, in Council District 4 (the "PNC Building"); and

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32 WHEREAS, the Summit County Fiscal Officer intends to utilize approximately 5,244
33 square feet on the first floor of the PNC Building for temporary office space for the Treasurer
34 Division to collect property taxes and approximately 10,687 square feet on the third floor of the
35 PNC Building for temporary office space for various divisions; and

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37 WHEREAS, the proposed lease agreement is attached hereto as Exhibit A, and
38 incorporated herein, contains monthly lease payments for a total amount not to exceed
39 \$232,317.00 for the length of the agreement; and

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41 WHEREAS, the lease agreement includes \$264,454.68 for base rent and \$35,000 in
42 construction costs needed to prepare the space for tax collection due at the end of the lease term;
43 and

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45 WHEREAS, pursuant to §177.15(d) of the Codified Ordinances of the County of
46 Summit, leases require authorization of Council; and

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48 WHEREAS, the Board of Control, at its meeting held on November 26, 2025, approved
49 the aforementioned lease agreement; and

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4 WHEREAS, this Council has determined by reviewing all pertinent information that it is
5 necessary and in the best interest of the County of Summit to authorize the Executive to enter
6 into the aforementioned lease agreement with PVC Cascade One, LLC.;

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

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11 SECTION 1

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13 This Council hereby declares the impact of the Ohio Building HVAC and Finishes
14 Upgrade Project on the Fiscal Officer's ability to conduct 2026 tax collections, an emergency
15 pursuant to Section 177.07(a)(3) of the Codified Ordinances of the County of Summit.

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17 SECTION 2

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19 The Executive is hereby authorized to execute a lease agreement with PVC Cascade One,
20 LLC., for the lease of approximately 15,931 square feet of office space located on the first and
21 third floors of 1 Cascade Plaza, in the City of Akron, in Council District 4, for a one-year term
22 from 1/1/26 to 12/31/26, for a total amount not to exceed \$299,454.68 for the length of the
23 agreement, for the use by the Fiscal Office for tax collection and office space. The agreement
24 will be in substantially the same form as Exhibit A, attached hereto and incorporated herein as if
25 fully restated.

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27 SECTION 3

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29 This Resolution is hereby declared an emergency in the interest of the health, safety and
30 welfare of the residents of the County of Summit, and for the further purpose to immediately
31 begin preparations for the relocation of the Fiscal Office to the office space.

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34 SECTION 4

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

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40 SECTION 5

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42 It is found and determined that all formal actions of this Council concerning and relating
43 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
44 deliberations of this Council and of any of its committees that resulted in such formal action,
45 were in meetings open to the public, in compliance with all legal requirements, including Section
46 121.22 of the Ohio Revised Code.

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5 INTRODUCED November 24, 2025

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7 ADOPTED _____

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11 CLERK OF COUNCIL

PRESIDENT OF COUNCIL

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13 APPROVED _____

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17 EXECUTIVE

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19 ENACTED EFFECTIVE _____