

RESOLUTION NO. 2025-339

SPONSOR Executive Shapiro

DATE November 24, 2025 COMMITTEE Planning

**An Amended Resolution declaring the impact of the Ohio Building HVAC and Finishes Upgrade Project on the Fiscal Officer's ability to conduct 2026 tax collections, an emergency pursuant to Section 177.07(a)(3) of the Codified Ordinances of the County of Summit, authorizing the emergency waiver of certain requirements under Section 177.15, and authorizing the Executive to execute a lease agreement, with PVC Cascade One, LLC., for the lease of approximately 15,931 square feet of office space located on the first and third floors of 1 Cascade Plaza, in the City of Akron, in Council District 4, for a one-year term from 1/1/26 to 12/31/26, for a total amount not to exceed \$299,454.68 for the length of the agreement, for the Executive and Fiscal Officer, and declaring an emergency.**

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

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

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

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

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

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

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

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

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

RESOLUTION NO. 2025-339

PAGE TWO

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 the aforementioned lease agreement with PVC Cascade One, LLC.;

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

#### SECTION 1

This Council hereby declares the impact of the Ohio Building HVAC and Finishes Upgrade Project on the Fiscal Officer's ability to conduct 2026 tax collections, an emergency pursuant to Section 177.07(a)(3) pursuant to Section 177.07(a)(3) of the Codified Ordinances of the County of Summit. Due to the aforementioned emergency declaration, this Council hereby waives the requirements of Section 177.15(a-c) of the Codified Ordinances of the County of Summit and any other applicable sections to immediately authorize the Executive to execute this lease agreement.

#### SECTION 2

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

#### SECTION 3

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 begin preparations for the relocation of the Fiscal Office to the office space.

#### SECTION 4

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 5

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.

1 RESOLUTION NO. 2025-339  
2 PAGE THREE  
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4 INTRODUCED November 24, 2025  
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6 ADOPTED December 8, 2025  
7 Signed by:  
8 Monique Willis  
9  
10 CLERK OF COUNCIL  
11  
12 APPROVED December 8, 2025  
13 Signed by:  
14 Gene Shapiro  
15  
16 EXECUTIVE  
17  
18 ENACTED EFFECTIVE December 9, 2025

DocuSigned by:

Rita J. Darrow

PRESIDENT

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