

1 RESOLUTION NO. 2026-120

**LATE FILING**

2

3 SPONSOR Executive Shapiro

4

5 DATE April 13, 2026

COMMITTEE Planning

6

7 **A Resolution authorizing the Executive to execute a real estate purchase agreement with**  
8 **the Summit County Land Reutilization Corporation and any other necessary documents**  
9 **for the sale of a parcel of County real property Parcel No. 0209872, located at 2525 State**  
10 **Road, Cuyahoga Falls, Ohio, in Council District 2, for the amount of \$480,000.00 for the**  
11 **purpose of returning said parcel to productive use, for the Executive, and declaring an**  
12 **emergency.**

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14 WHEREAS, this Council previously adopted Resolution No. 2012-214, which  
15 established the Summit County Land Reutilization Corporation ("SCLRC"), in accordance with  
16 Chapters 1724 and 5722 of the Ohio Revised Code, and approved and authorized the County  
17 Fiscal Officer to file the Articles of Incorporation for the SCLRC as a nonprofit corporation, and  
18 the Fiscal Officer subsequently filed the same on June 6, 2012; and

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20 WHEREAS, this Council subsequently adopted Resolution No. 2012-254, which  
21 designated the SCLRC as the agent of the County for the reclamation, rehabilitation and  
22 reutilization of vacant, abandoned, tax-foreclosed and other real property within Summit County  
23 pursuant to Section 1724.10(A)(2) of the Ohio Revised Code; and

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25 WHEREAS, Section 177.16(e) of the Codified Ordinances of the County of Summit  
26 authorizes the sale of County-owned real property, or any part thereof, that is not necessary for  
27 County operations, upon authorization of County Council, to the SCLRC without competitive  
28 bidding; and

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30 WHEREAS, the County of Summit owns Parcel No. 0209872, located at 2525 State  
31 Road, in the City of Cuyahoga Falls, in Council District 2, which is approximately 1.4 acres of  
32 vacant land, and which previously included a building and garage that were no longer being used  
33 by the County and have since been demolished; and

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35 WHEREAS, this Council subsequently adopted Resolution No. 2025-093, authorizing the  
36 Executive, subject to the approval of the Board of Control, to execute a contract with NTWA,  
37 LLC. for asbestos abatement at the building located at 2525 State Road, located in the City of  
38 Cuyahoga Falls, in Council District 2, in an amount not to exceed \$208,000.00, funded through a  
39 grant award from the Ohio Department of Development's Building Demolition & Site  
40 Revitalization Program with a 25% grant match; and

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42 WHEREAS, this Council subsequently adopted Resolution No. 2025-124, authorizing the  
43 Executive, subject to the approval of the Board of Control, to execute a construction contract  
44 with Eagle Abatement & Demolition, LLC. for demolition of the building and attached parking  
45 deck located at 2525 State Road, in the City of Cuyahoga Falls, in Council District 2, in an  
46 amount not to exceed \$425,000.00, funded through a grant award from the Ohio Department of  
47 Development's Building Demolition & Site Revitalization Program with a 25% grant match; and

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49 WHEREAS, the total cost, including the aforementioned contracts, to abate and demolish  
50 the building was \$701,890.00, with \$526,417.50 being paid by the Ohio Department of  
51 Development's Building Demolition & Site Revitalization Program and the County's share being  
52 \$175,472.50; and

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4 WHEREAS, the Executive has determined that the aforementioned parcel is no longer  
5 needed for County operations, and has recommended that the same be sold;

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7 WHEREAS, the County wishes to sell Parcel No. 0209872 for the amount of  
8 \$480,000.00 to the SCLRC; and

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10 WHEREAS, the SCLRC has the power, among others, to manage unimproved real  
11 property, and to purchase, sell, or lease any real property or interests in real property owned by  
12 the County that are not required by the County for the County's purposes; and

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14 WHEREAS, the sale of Parcel No. 0209872 to the SCLRC will allow the return of that  
15 parcel to productive use, which furthers the mission of the SCLRC as the agent for the County  
16 for the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed and  
17 other real property within Summit County; and

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19 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
20 that it is necessary and in the best interest of the County of Summit to authorize the County  
21 Executive to execute a real estate purchase agreement with the SCLRC and any other necessary  
22 documents for the sale of Parcel No. 0209872, located at 2525 State Road, in the City of  
23 Cuyahoga Falls, in Council District 2, for the aforementioned reason;

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

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28 SECTION 1

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30 The Executive is hereby authorized to execute a real estate purchase agreement with the  
31 Summit County Land Reutilization Corporation ("SCLRC") and any other documents necessary  
32 for the sale of Parcel No. 0209872, located at 2525 State Road, in the City of Cuyahoga Falls, in  
33 Council District 2, which is no longer needed for County operations, for the amount of  
34 \$480,000.00.

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36 SECTION 2

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38 This Resolution is hereby declared an emergency in the interest of the health, safety and  
39 welfare of the residents of the County of Summit, and for the further reason of immediately  
40 allowing the sale of Parcel No. 0209872 to the SCLRC so that it may be returned to productive  
41 use as soon as possible.

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43 SECTION 3

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

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4 SECTION 4

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6 It is found and determined that all formal actions of this Council concerning and relating to the  
7 adoption of this Resolution were adopted in an open meeting of this Council, and that  
8 all deliberations of this Council and of any of its committees that resulted in such formal action,  
9 were in meetings open to the public, in compliance with all legal requirements, including Section  
10 121.22 of the Ohio Revised Code.

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13 INTRODUCED April 13, 2026

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16 ADOPTED April 27, 2026

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Signed by:  
*Monique Willis*  
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CLERK OF COUNCIL

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APPROVED April 27, 2026

Signed by:  
*Steve Shapiro*  
\_\_\_\_\_  
EXECUTIVE

ENACTED EFFECTIVE April 28, 2026

Signed by:

*Erin Dickinson*  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

Voice Vote – YES: 10 – 0 – 1: Darrow,  
Dickinson, Donofrio, Ford, Higham, Licate,  
McKenney, Schmidt, Walters, Wilhite  
Abstain: Kacyon