RESOLUTION NO. 2014-150

SPONSOR Mr. Pry

DATE March 31, 2014 COMMITTEE Planning

A Resolution authorizing the County Executive to execute, subject to the approval of the Board of Control, two lease agreements with Akron Phoenix Development Co, LLC, for the lease of space in the "Triangle Building" of the former Firestone tire manufacturing campus at 1200 Firestone Parkway, Akron, OH 44301 for the Department of Job and Family Services under one lease and space for the Department of Environmental Services, the Board of Revision, the Department of Administrative Services-Physical Plants, Summit Soil and Water, the Ohio State University Extension and the County Records Center under the other lease, for the Executive, and declaring an emergency.

WHEREAS, pursuant to Section 177.15 of the Codified Ordinances of the County of Summit, the County Executive previously issued a request for proposals to lease space for the relocation of the Department of Job and Family Services ("DJFS") from its current multi-building location in the northern end of downtown Akron; and

WHEREAS, the County Executive issued the aforementioned request for proposals because (i) DJFS is currently located in several buildings, providing for inefficient operations and difficulties for clients, (ii) the aging nature of those buildings and looming capital costs to keep the buildings functional, and (iii) the lack of adequate public parking for clients visiting the facilities and (iv) the current parking situation for DJFS employees, who park in nine different lots, some of which are located blocks away from their offices; and

WHEREAS, five developers submitted proposals for the lease of space by the County for DJFS, and the County Executive's Office subsequently reviewed those proposals; and

WHEREAS, the County Executive's Office determined that the best option for the County from both an operational and financial perspective is to lease space from Akron Phoenix Development Co, LLC ("Akron Phoenix") in the "Triangle Building" of the former Firestone tire manufacturing campus at 1200 Firestone Parkway, Akron, OH 44301; and

WHEREAS, in addition to the lease of space for DJFS, Akron Phoenix also proposed that the County lease additional space in the Triangle Building for the relocation of the offices currently at 2525 State Road, Cuyahoga Falls, OH 44224, which includes the Department of Environmental Services, the Board of Revision, Department of Administrative Services-Division of Physical Plants, Summit Soil and Water, Ohio State University Extension and the County Records Center; and

WHEREAS, after reviewing the additional information for the lease of space to relocate 2525 State Road, the County Executive determined that the relocation of that facility was operationally and financially in the County's best interest because the current facility is oversized and ill-suited for the County's operations and because of looming capital needs to keep the building and attached parking deck functional; and

WHEREAS, the County Executive has entered into a Letter of Intent with Akron Phoenix, attached hereto as Exhibit A and incorporated herein by reference, setting forth the material terms for the County to enter into two leases with Akron Phoenix for the DJFS operations and the 2525 State Road operations; and
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WHEREAS, pursuant to Section 177.15, this Council must authorize the County Executive to execute the leases as set forth in the Letter of Intent; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the County to authorize the County Executive to execute two lease agreements with Akron Phoenix as set forth in the Letter of Intent, together with any other documents necessary to consummate the transaction set forth in the Letter of Intent.

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

SECTION 1

The County Executive is hereby authorized, subject to the approval of the Board of Control, to execute two lease agreements with Akron Phoenix Development Co, LLC, consistent with the terms of the Letter of Intent, attached hereto as Exhibit A and incorporated herein by reference, for the lease of space in the "Triangle Building" of the former Firestone tire manufacturing campus at 1200 Firestone Parkway, Akron, OH 44301 for the Department of Job and Family Services under one lease and space for the Department of Environmental Services, the Board of Revision, the Department of Administrative Services-Physical Plants, Summit Soil and Water, the Ohio State University Extension and the County Records Center under the other lease.

SECTION 2

As part of the re-development of the buildings currently used by the County for the aforementioned operations, the County Executive is directed to advise the Cities of Akron and Cuyahoga Falls, on a monthly basis, of the County's efforts to sell, re-develop and/or re-purpose those buildings, and is further directed to take all reasonable actions to work with the Cities of Akron and Cuyahoga Falls to sell, re-develop and/or re-purpose those buildings.

SECTION 3

This Resolution is hereby declared an emergency in the interest of the health, safety and welfare of the citizens of the County of Summit, and for the further reason to immediately authorize the County Executive to enter into the aforementioned lease agreements so that construction may begin for the space that will be leased by the County as soon as possible.

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.
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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.

INTRODUCED March 17, 2014

ADOPTED March 31, 2014

CLERK OF COUNCIL

APPROVED April 1, 2014

EXECUTIVE

ENACTED EFFECTIVE April 1, 2014

ROLL CALL VOTE: 9-1: YES: Comunale, Crawford, Feeman, Kostandaras, Kurt, Prentice, Rodgers, Roemer, Shapiro
NO: Schmidt
ABSENT: Lee