RESOLUTION NO. 2014-312

SPONSOR Mr. Pry

DATE June 30, 2014

COMMITTEE Human Services

An Amended Resolution authorizing the County Executive to execute the First Extension (1st of 4) and Second Amendment of a lease with Summit Workforce Solutions, subject to the approval of the Board of Control, for approximately 22,673.16 square feet of space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, a two-year term, from 7/1/14 through 6/30/16, for an annual rent of $395,329.63 $401,226.96, or $790,659.26 $802,453.92 for the two-year term of the lease, additional rent for storage space for use by Summit County Occupational Program Experience staff, in an amount not to exceed $118,794.00 $118,784.00 during the two-year term of the lease, and contingent additional utilities costs, in an amount not to exceed $5,600.00 during the two-year term of the lease, for a total amount not to exceed $926,874.92 $926,837.92 for the two-year term of the lease, for the Executive’s Department of Job and Family Services, and declaring an emergency.

WHEREAS, County Council previously approved Substitute Resolution No. 2005-354 and Resolution Nos. 2008-306, 2010-325, 2010-451, 2011-122 and 2011-431, which authorized the County Executive to execute a lease and two renewals and four amendments to the lease, with Summit Workforce Solutions (“SWS”) for space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2; and

WHEREAS, said lease was necessary in order for the County Executive’s Department of Job and Family Services to provide various services related to the operation of the Job Center at the same location; and

WHEREAS, Council subsequently adopted Resolution No. 2012-284, which authorized the County Executive to execute a new lease with SWS, subject to the approval of the Board of Control, for approximately 22,673.16 square feet of space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, a two-year term, from 7/1/12 through 6/30/14, for an annual rent of $401,226.96 or $802,453.92 for the two-year term of the lease, with four options to renew for an additional two-year term,(the “Lease”); and

WHEREAS, Council also subsequently adopted Resolution No. 2013-481, which confirmed the award by the Board of Control of the first amendment to the Lease to include additional storage space for use by Summit County Occupational Program Experience (“SCOPE”) staff, for the period of 10/1/13 through 6/30/14, for additional rent of $5.80 per square foot, for a maximum additional rent in an amount not to exceed $43,686.40 for the 40-week period; and

WHEREAS, the County wishes to renew (1st of 4) the Lease with SWS, including said storage space for use by SCOPE, for an additional two-year term, from 7/1/14 through 6/30/16 (“First Extended Term”); and

WHEREAS, the cost of the storage space, which will be at the same rate of $5.80 per square foot, will not exceed a maximum amount of $118,794.00 $118,784.00 (the “Additional Rent”), which assumes full usage by SCOPE of all the storage space at all times, during the First Extended Term; and
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WHEREAS, the County has further agreed that if during the First Extended Term, SWS’s semi-annual utility costs exceed the average amount of $33,595.00 due to extreme weather conditions, the County will pay SWS up to $1,400.00 semi-annually for the excess utility costs, based upon the square footage leased by the County, up to a maximum amount of $2,800.00 annually, for an amount not to exceed $5,600.00 during the First Extended Term (the “Contingent Additional Utilities Costs”); and

WHEREAS, the cost to the County for the First Extended Term of the Lease shall not exceed a total amount of $926,874.92 $926,837.92; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the County of Summit to authorize the County Executive to execute the First Extension and Second Amendment of the Lease with SWS, subject to the approval of the Board of Control, for a two-year term, from 7/1/14 through 6/30/16, for a total amount not to exceed $926,874.92 $926,837.92 during the two-year term of the Lease, to allow the Executive’s Department of Job and Family Services to provide various services related to the operation of the Job Center;

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 to execute the First Extension (1st of 4) and Second Amendment of a lease with Summit Workforce Solutions, subject to the approval of the Board of Control, for approximately 22,673.16 square feet of space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, a two-year term, from 7/1/14 through 6/30/16, for an annual rent of $395,329.63 $401,226.96, or $790,659.26 $802,453.92 for the two-year term of the lease, additional rent for storage space for use by Summit County Occupational Program Experience staff, in an amount not to exceed $118,794.00 $118,784.00 during the two-year term of the lease, and contingent additional utilities costs, in an amount not to exceed $5,600.00 during the two-year term of the lease, for a total amount not to exceed $926,874.92 $926,837.92 for the two-year term of the lease.

SECTION 2

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 purpose of immediately authorizing the Executive to execute the First Extension (1st of 4) and Second Amendment of a lease with Summit Workforce Solutions, subject to the approval of the Board of Control, for space at 1040 East Tallmadge Avenue, Akron, Ohio 44310, in Council District 2, necessary to allow the Executive’s Department of Job and Family Services to provide various services related to the operation of the Job Center at the same location.

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.
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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 16, 2014

ADOPTED June 30, 2014

CLERK OF COUNCIL

APPROVED July 1, 2014

EXECUTIVE

ENACTED EFFECTIVE July 1, 2014

Voice Vote: 10-0 YES: Comunale, Crawford, Feeman, Kostandaras, Kurt, Lee, Rodgers, Roemer, Schmidt, Shapiro
ABSENT: Prentice