

1 RESOLUTION NO. 2016-246

2
3 SPONSOR Mr. Pry

4
5 DATE June 27, 2016 COMMITTEE Human Services

6
7 **A Resolution, authorizing the County Executive to execute an Extension to the First**
8 **Extension and Second Amendment of a Lease with Summit Workforce Solutions, Inc. for**
9 **certain space located at 1040 E. Tallmadge Ave. in the City of Akron, Council District 2,**
10 **for the period of 7/1/16 to 6/30/17, for the Executive's Department of Job and Family**
11 **Services, and declaring an emergency.**

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13 WHEREAS, pursuant to Resolution No. 2012-284, this Council authorized the County
14 Executive to enter into a lease with Summit Workforce Solutions, Inc. ("SWS") for the lease of
15 22,673.16 square feet of space at 1040 E. Tallmadge Ave. in the City of Akron, Council District
16 2 ("SWS Real Property") for a two-year term from 7/1/12 to 6/3/14 ("Initial Term") with four
17 options to renew for additional two-year terms; and

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19 WHEREAS, pursuant to Resolution No. 2013-481, this Council authorized the County
20 Executive to execute a First Amendment to the Lease ("First Amendment") whereby the County
21 leased additional storage space of up to 10,240 square feet for the balance of the initial term; and

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23 WHEREAS, pursuant to Resolution No. 2014-312, this Council authorized the first two-
24 year renewal of the Initial Term ("First Renewal Term") and the continuation of the lease of
25 space set forth in the First Amendment during the First Renewal Term through the execution of a
26 First Extension and Second Amendment; and

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28 WHEREAS, pursuant to the terms of the First Extension and Second amendment, the
29 term of which is 7/1/14 to 6/30/16, the County is leasing 22,673.16 square feet of space for an
30 annual rent of \$401,226.96 or \$802,453.92 during the First Renewal Term, plus up to 10,240
31 square feet of storage space for an amount not to exceed \$118,784.00 during the First Renewal
32 Term, and up to \$5,600.00 in contingent additional utility costs for the storage space during the
33 First Renewal Term, for a total amount not to exceed \$926,837.92; and

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35 WHEREAS, the County Executive and SWS Board have proposed extending the First
36 Renewal Term for an additional one-year period, from 7/1/16 to 6/31/17 at the current lease rates
37 with the objective of entering into a longer term lease arrangement upon the expiration of the
38 extended First Renewal Term; and

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40 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
41 that it is necessary and in the best interest of the County to authorize the Lease for the period of
42 7/1/16 to 6/30/17 to lease 22,673.16 square feet of space for the amount of \$401,226.96 plus up
43 to 10,240 square feet of space for up to \$59,392.00, and up to \$2,800.00 for contingent additional
44 utility costs for the storage space, for a total amount not to exceed \$463,418.96.

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46 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State
47 of Ohio, that:
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1 RESOLUTION NO. 2016-246

2 PAGE TWO

3
4 SECTION 1

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6 The County Executive is hereby authorized to execute an Extension of the First
7 Extension and Second Amendment of the Lease for the period of 7/1/16 to 6/30/17 to lease
8 22,673.16 square feet of space for the amount of \$401,226.96, plus up to 10,240 square feet of
9 space for up to \$59,392.00, and up to \$2,800.00 for contingent additional utility costs for the
10 storage space, for a total amount not to exceed \$463,418.96.

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12 SECTION 2

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14 This Resolution is hereby declared an emergency in the interest of the health, safety and
15 welfare of the citizens of the County of Summit, and for the further reason of immediately
16 authorizing the Extension of the First Renewal Term prior to the expiration of the First Renewal
17 Term.

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19 SECTION 3

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

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25 SECTION 4

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27 It is found and determined that all formal actions of this Council concerning and relating
28 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
29 deliberations of this Council and of any of its committees that resulted in such formal action,
30 were in meetings open to the public, in compliance with all legal requirements, including Section
31 121.22 of the Ohio Revised Code.

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34 INTRODUCED June 13, 2016

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36 ADOPTED June 27, 2016

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40 CLERK OF COUNCIL


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42 PRESIDENT OF COUNCIL

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44 APPROVED June 28, 2016

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46 EXECUTIVE

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48 ENACTED EFFECTIVE June 28, 2016

Voice Vote 9-0-1 YES: Crawford, Donofrio, Feeman, Kostandaras,
Prentice, Rodgers, Schmidt, Walters, Wilhite
ABSTAIN: Shapiro
ABSENT: Lee