

1 RESOLUTION NO. 2011-122

2
3 SPONSOR Mr. Pry

4
5 DATE April 4, 2011

COMMITTEE Human Services

6
7 **A Resolution subject to the approval of the Board of Control, authorizing the County**
8 **Executive to execute a third amendment to the lease with Summit Workforce Solutions**
9 **dated August 9, 2006, whereby the County leases certain space at 1040 East Tallmadge**
10 **Avenue in the City of Akron, in Council District 2, to include an additional approximately**
11 **3,600 square feet of unfinished space for a term from 12/1/10 through 6/30/11, and an**
12 **additional approximately 498 square feet of space consisting of 8 cubicles, for a term from**
13 **1/15/11 through 12/31/11, for total additional rent and utilities not to exceed \$32,248.12, for**
14 **the Executive's Department of Job and Family Services, and declaring an emergency.**

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16 WHEREAS, County Council previously approved Substitute Resolution No. 2005-354,
17 which authorized the County Executive, subject to the approval of the Board of Control, to enter
18 into a two-year lease with the Summit County Workforce Policy Board, now Summit Workforce
19 Solutions, for approximately 10,500 square feet of space in Unit 1 of the condominium unit
20 located at 1040 East Tallmadge Avenue in the City of Akron, Council District 2 (the "Lease") ,
21 for the use of the DJFS, from 7/1/06 through 6/30/08; and

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23 WHEREAS, Council subsequently approved Resolution No. 2008-306, which approved
24 the award by the Board of Control for the renewal of the Lease for an additional two-year term
25 (1st of 4) for a two year term, from 7/1/08 through 6/30/10; and

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27 WHEREAS, Council subsequently adopted Resolution No. 2010-325, which confirmed
28 the award of the renewal (2nd of 4) of the Lease for a two-year term, from 7/1/10 through
29 6/30/12;

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31 WHEREAS, Council subsequently adopted Resolution No. 2010-451, which confirmed
32 the award by the Board of Control to Summit Workforce Solutions of the second amendment to
33 the Lease to include an additional 1,213.16 square feet of space in the Lease, for a rent for the
34 new total of approximately 11,713.16 square feet of space of: \$309,758.00 annually for the
35 period July 1, 2010 through June 30, 2011, payable in monthly installments of \$23,967.14 from
36 7/1/10 through 10/31/10 and payable in monthly installments of \$26,736.18 from 11/1/10
37 through 6/30/10; and \$330,459.00 annually for the period 7/1/11 through 6/30/12, payable in
38 monthly installments of \$27,538.25, for a total amount of rent of \$640,217.00, for the two-year
39 term of the Lease; and

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41 WHEREAS, DJFS wishes to lease an additional approximately 3,600 square feet of
42 unfinished space for client work participation, for a period of 7 months, from December 1, 2010
43 through June 30, 2011, for additional rent of \$7.12 per square foot or \$2,136.00 per month and
44 utility costs not to exceed \$600.00 per month for the term, for a total additional rent for the term
45 for the approximately 3,600 square feet of unfinished space shall not exceed \$19,152.00,
46 including utilities; and

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4 WHEREAS, DJFS further wishes to lease an additional approximately 498 square feet of
5 space consisting of 8 cubicles for use by Summit County Occupational Program Experience
6 (“SCOPE”) staff or a contracted vendor for assessments of clients, for a term from January 15,
7 2011 through December 31, 2011, and to pay additional rent as follows: (1) \$27.39 per square
8 foot or \$1,136.69 per month, for the period January 15, 2011 through June 30, 2011, for a total
9 rent of \$6,251.80; and (2) \$28.21 per square foot or \$1,170.72 per month, for the period July 1,
10 2011 through December 31, 2011, for a total rent of \$7,024.32, for total additional rent not to
11 exceed \$13,276.12 for the term; and

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13 WHEREAS, the total additional rent and utilities shall not exceed \$32,248.12; and

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15 WHEREAS, it is necessary to authorize the Executive to execute, subject to the approval
16 of the Board of Control, the third amendment to the Lease in order for DJFS to lease the
17 aforementioned additional space; and

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19 WHEREAS, this Council has determined by reviewing all pertinent information that it is
20 necessary and in the best interest of the County of Summit to authorize the Executive to execute
21 the third amendment to the Lease for the aforementioned purpose;

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

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26 SECTION 1

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28 Subject to the approval of the Board of Control, the County Executive is hereby
29 authorized to execute a third amendment to the lease with Summit Workforce Solutions dated
30 August 9, 2006, whereby the County leases certain space at 1040 East Tallmadge Avenue in the
31 City of Akron, in Council District 2, for the use of the Executive's Department of Job and Family
32 Services (“DJFS”), to include an additional approximately 3,600 square feet of unfinished space
33 in the lease for client work participation, for a term from 12/1/10 through 6/31/11, and an
34 additional approximately 498 square feet of space consisting of 8 cubicles for use by Summit
35 County Occupational Program Experience (“SCOPE”) staff or a contracted vendor for
36 assessments of clients, for a term from 1/15/11 through 12/31/11, for a new total of 15,811.16
37 square feet, for total additional rent and utilities not to exceed \$32,248.12.

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39 SECTION 2

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41 The Third Amendment to the Lease shall provide as follows:

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43 (1) An additional approximately 3,600 square feet of unfinished space for a period of 4
44 months, from December 1, 2010 through June 30, 2011, for additional rent of \$7.12 per square
45 foot or \$2,136.00 per month and utility costs not to exceed \$600.00 per month for the term, for a
46 total additional rent for the term for the approximately 3,600 square feet of unfinished space shall
47 not exceed \$19,152.00, including utilities.
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4 SECTION 2 (cont'd.)

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6 (2) An additional approximately 498 square feet of space consisting of 8 cubicles, for a term
7 from January 15, 2011 through December 31, 2011, for additional rent as follows: (a) \$27.39 per
8 square foot or \$1,136.69 per month, for the period January 15, 2011 through June 30, 2011, for a
9 total rent of \$6,251.80; and (b) \$28.21 per square foot or \$1,170.72 per month, for the period
10 July 1, 2011 through December 31, 2011, for a total rent of \$7,024.32, for total additional rent
11 not to exceed \$13,276.12 for the term.

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13 SECTION 3

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15 This Resolution is hereby declared an emergency in the interest of the health, safety and
16 welfare of the citizens of the County of Summit and for the further purpose of immediately
17 authorizing the Executive to execute the third amendment to a lease with Summit Workforce
18 Solutions, subject to the approval of the Board of Control, for necessary additional space for
19 DJFS.

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21 SECTION 4

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

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27 SECTION 5

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29 It is found and determined that all formal actions of this Council concerning and relating
30 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
31 deliberations of this Council and of any of its committees that resulted in such formal action,
32 were in meetings open to the public, in compliance with all legal requirements, including section
33 121.22 of the Ohio Revised Code.

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36 INTRODUCED March 21, 2011

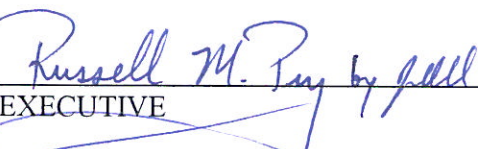
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38 ADOPTED April 4, 2011

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42 CLERK OF COUNCIL



PRESIDENT OF COUNCIL

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44 APPROVED April 5, 2011

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48 _____
49 EXECUTIVE

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51 ENACTED EFFECTIVE April 5, 2011

Voice Vote: 11-0 YES: Komunale, Crawford, Feeman, Kostandaras
Kurt, Prentice, Rodgers, Roemer, Schmidt, Shapiro, Smith