

1 RESOLUTION NO. 2020-165

2
3 SPONSOR Ms. Shapiro

4
5 DATE June 15, 2020

COMMITTEE Planning

6
7 **A Resolution confirming the award by the Board of Control of a lease with New Plaza**
8 **Management, LLC, as a Best Practical Source, for approximately 1,960 square feet of**
9 **office space for a Title Bureau Office, located in the Village of Northfield, in Council**
10 **District 1, for a five-year term, from 7/1/20 through 6/30/25, with one option to renew for**
11 **an additional five-year term, for a total amount not to exceed \$78,400.00, for the Clerk of**
12 **Courts, and declaring an emergency.**

13
14 WHEREAS, County Council previously adopted Resolution No. 2008-047, which
15 authorized the County Executive to execute a lease, subject to the approval of the Board of
16 Control, with New Plaza Management, LLC, for approximately 1,960 square feet of office space
17 located at Northfield Plaza 10333 Northfield Road, Northfield, Ohio 44067, in Council District
18 1, for use as a Title Bureau Office by the Clerk of Courts, for a seven-year term, including
19 repayment of build-out costs; and

20
21 WHEREAS, County Council subsequently adopted Resolution No. 2015-236, which
22 authorized the County Executive to execute, subject to the approval of the Board of Control, the
23 First Extension and Amendment of the Lease with New Plaza Management, LLC in a total
24 amount not to exceed \$75,950.00, as a Best Practical Source, for a five-year term, from 7/1/15
25 through 6/30/20; and

26
27 WHEREAS, the Clerk of Courts wishes to enter into a new five-year lease with New
28 Plaza Management, LLC, as a Best Practical Source, from 7/1/20 through 6/30/25, with one
29 option to renew for an additional five-year term, upon the same terms and conditions; and

30
31 WHEREAS, the Board of Control, at its May 27, 2020 meeting, awarded a five-year
32 lease with New Plaza Management, LLC, as a Best Practical Source, for approximately 1,960
33 square feet of office space located at Northfield Plaza 10333 Northfield Road, Northfield, Ohio
34 44067, in Council District 1, for use as a Title Bureau Office by the Clerk of Courts from 7/1/20
35 through 6/30/25, with one option to renew for an additional five-year term, for rent in an amount
36 not to exceed \$6.25 per square foot or \$1,020.83 per month, or total amount not to exceed
37 \$12,250.00 annually, for a total rent amount not to exceed \$61,250.00, and a Common Area
38 Charge not to exceed \$1.75 per square foot or \$285.83 per month, or a total amount of
39 \$3,430.00 annually, for a total Common Area Charge amount not to exceed \$17,150.00, for a
40 total lease amount not to exceed \$78,400.00, subject to confirmation by County Council; and

41
42 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
43 that the aforementioned lease with New Plaza Management, LLC, subject to the approval of the
44 Board of Control;

45
46 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State
47 of Ohio, that:

48
49 SECTION 1

50
51 The award by the Board of Control of a lease with New Plaza Management, LLC, as a
52 Best Practical Source, for approximately 1,960 square feet of office space located at 10333

1 RESOLUTION NO. 2020-165

2 PAGE TWO

3
4 SECTION 1 (Cont.)

5
6 Northfield Road, Northfield, Ohio 44067, in Council District 1, for use as a Title Bureau Office
7 for the Clerk of Courts, for a five-year term, from 7/1/20 through 6/30/25, with one option to
8 renew for an additional five-year term, for rent in an amount not to exceed \$6.25 per square foot
9 or \$1,020.83 per month, or total amount not to exceed \$12,250.00 annually, for a total rent
10 amount not to exceed \$61,250.00, and a Common Area Charge not to exceed \$1.75 per square
11 foot or \$285.83 per month, or a total amount of \$3,430.00 annually, for a total Common Area
12 Charge amount not to exceed \$17,150.00, for a total lease amount not to exceed \$78,400.00, is
13 hereby confirmed and the County Executive is hereby authorized to execute such lease and any
14 other necessary related documents.

15
16 SECTION 2

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18 This Resolution is hereby declared an emergency in the interest of the health, safety and
19 welfare of the residents of the County of Summit, and for the further reason to immediately
20 authorize a necessary lease for the Clerk of Courts for a Title Bureau Office.

21
22 SECTION 3

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

27
28 SECTION 4

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30 It is found and determined that all formal actions of this Council concerning and relating
31 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
32 deliberations of this Council and of any of its committees that resulted in such formal action,
33 were in meetings open to the public, in compliance with all legal requirements, including Section
34 121.22 of the Ohio Revised Code.

35
36
37 INTRODUCED June 1, 2020

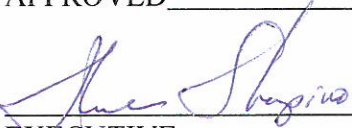
38
39 ADOPTED June 15, 2020

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42 _____
43 CLERK OF COUNCIL



PRESIDENT OF COUNCIL

44
45 APPROVED June 16, 2020

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47 
48 _____
49 EXECUTIVE

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51 ENACTED EFFECTIVE June 16, 2020

Voice Vote YES: 11-0 Dickinson, Donofrio, Feeman, Koehler,
McKenney, Prentice, Rodgers, Schmidt, Sims, Walters, Wilhite