

1 RESOLUTION NO. 2016-257

Late Filing

2
3 SPONSOR Mr. Pry

4
5 DATE June 27, 2016

COMMITTEE Planning

6
7 **A Resolution authorizing the County Executive to execute a Cooperative Agreement with**
8 **the Summit County Land Reutilization Corporation for certain contributions related to the**
9 **demolition and remediation of all structures at 1621 Flickinger Road, in the Village of**
10 **Lakemore, Council District 8, and more commonly known as the former Edwin Shaw**
11 **Hospital, for the Executive's Department of Administrative Services, and declaring an**
12 **emergency.**

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14 WHEREAS, the County is the owner of certain real property located at 1621 Flickinger
15 Road in the Village of Lakemore, Council District 8, and more commonly known as the former
16 Edwin Shaw Hospital (the "Edwin Shaw Property"), whereupon the County, and later Akron
17 General Medical Center, operated a tuberculosis hospital, and later a rehabilitation hospital; and

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19 WHEREAS, the Edwin Shaw Property is the location of several structures, including a
20 large former hospital, powerhouse, laundry facility, the Dobkin center building, and several
21 "cottages" or multi-family housing/residential rehabilitation units, along with tunnels and other
22 miscellaneous structures; and

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24 WHEREAS, since the Edwin Shaw Property became vacant at the end of 2009, when
25 Akron General Medical Center moved the rehabilitation hospital operations to another location,
26 the County has made numerous attempts to make productive use of the Edwin Shaw Property,
27 but the existence of the buildings, which are old and in a state of disrepair, has repeatedly
28 impeded progress and deterred potential buyers or lessees; and

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30 WHEREAS, the structures located on the property are too numerous and isolated to
31 entirely secure, and the buildings have been subjected to repeated break-ins, theft, vandalism and
32 other damage; and

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34 WHEREAS, the County Executive has recommended demolishing the structures on the
35 Edwin Shaw Property in order to (i) develop the remaining land into a productive use, (ii)
36 eliminate the repetitive break-ins, theft, vandalism and other damage in order to prevent injury to
37 a person illegally on the property and to reduce the strain that such activity places on the police
38 in the Village of Lakemore, and (iii) prevent the decaying buildings from further depressing the
39 real estate market in the Village of Lakemore; and

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41 WHEREAS, this Council, pursuant to Resolution 2016-229, has authorized the County
42 Executive to enter into a contract with SAFECO Environmental, Inc. for the demolition and
43 remediation of the structures on the Edwin Shaw Property in an amount not to exceed
44 \$850,000.00; and

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46 WHEREAS, the County Executive further intends to contact with a separate company to
47 represent the County in ensuring that all demolition and remediation work on the Edwin Shaw
48 Property is done consistent with all State of Ohio and federal environmental laws, at a cost not to
49 exceed \$50,000.00; and

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4 WHEREAS, the County Executive anticipates that unforeseen conditions on the Edwin
5 Shaw Property could result in an additional \$100,000.00 in costs related to the demolition and
6 remediation of the structures; and

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8 WHEREAS, the County Executive anticipates that, collectively, the cost to demolish and
9 remediate the structures on the Edwin Shaw Property should not exceed \$1,000,000.00; and

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11 WHEREAS, the County Executive has proposed entering into a Cooperative Agreement
12 with the Summit County Land Reutilization Corporation (“Summit County Land Bank”)
13 whereby the Summit County Land Bank agrees to contribute one-half of the total cost to
14 demolish and remediate the structures at the Edwin Shaw Property, up to the amount of
15 \$500,000.00, which will be paid in five equal annual installments commencing December 1,
16 2017 and continuing until December 1, 2021; and

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18 WHEREAS, pursuant to the proposed Cooperative Agreement, upon a subsequent sale of
19 the Edwin Shaw Property, the County will pay to the Summit County Land Bank a sum equal to
20 one-half of the sales price, not to exceed the amount paid by the Summit County Land Bank to
21 the County for demolition and remediation; and

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23 WHEREAS, the proposed Cooperative Agreement with the Summit County Land Bank
24 assists the County with the costs of the demolition and remediation of the structures on the
25 Edwin Shaw Property while also fulfilling the purpose of the Summit County Land Bank to
26 eliminate abandoned, vacant and blighted properties in the County, in particular in areas with
27 struggling real-estate markets like the Village of Lakemore; and

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29 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
30 that it is necessary and in the best interest of the County, to authorize the County Executive to
31 execute the aforementioned Cooperative Agreement with the Summit County Land Bank.

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

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36 SECTION 1

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38 The County Executive is hereby authorized to enter into a Cooperative Agreement with
39 the Summit County Land Bank whereby the Summit County Land Bank will pay to the County
40 one-half of the total cost to demolish and remediate the structures at the Edwin Shaw Property,
41 up to the amount of \$500,000.00, which will be paid in five equal annual installments
42 commencing December 1, 2017 and continuing until December 1, 2021, and whereby, upon a
43 subsequent sale of the Edwin Shaw Property, the County will pay to the Summit County Land
44 Bank a sum equal to one-half of the sales price, not to exceed the amount paid by the Summit
45 County Land Bank to the County for demolition and remediation.

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47 SECTION 2

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49 This Resolution is hereby declared an emergency in the interest of the health, safety and
50 welfare of the citizens of the County of Summit and for the further reason that it is necessary in
51 order to immediately allow the County Executive to proceed with executing the Cooperative
52 Agreement prior to the commencement of the demolition and remediation of the structures.

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SECTION 3

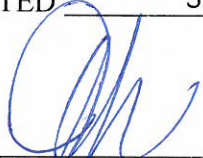
Provided this Resolution receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and approval by the Executive; otherwise it shall take effect and be in force at the earliest time provided by law.

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 requirement, including Section 121.22 of the Ohio Revised Code.

INTRODUCED June 13, 2016

ADOPTED June 27, 2016

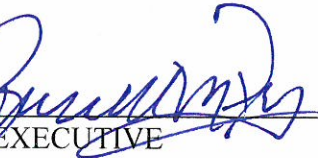


CLERK OF COUNCIL



PRESIDENT OF COUNCIL

APPROVED June 28, 2016



EXECUTIVE

ENACTED EFFECTIVE June 28, 2016

Voice Vote: 10-0 YES: Crawford, Donofrio, Feeman, Kostandaras, Prentice, Rodgers, Schmidt, Shapiro, Walters, Wilhite
ABSENT: Lee