

1 RESOLUTION NO. 2024-102

2

3 SPONSOR Executive Shapiro

4

5 DATE March 15, 2024

COMMITTEE Planning

6

7 **An Amended Resolution authorizing the Executive to execute a ~~Term Sheet~~ Cooperative**
8 **Agreement related to the relocation of the Board of Elections to 1040 E. Tallmadge Ave.,**
9 **located in the City of Akron, in Council District 2, with the Summit County Land**
10 **Reutilization Corporation and the Summit County Board of Elections, further authorizing**
11 **the Executive to execute all other necessary agreements and documents to complete the**
12 **project as contemplated in the ~~Term Sheet~~ Cooperative Agreement, upon terms**
13 **substantially similar to and not materially adverse to the County, for the Executive, and**
14 **declaring an emergency.**

15

16 WHEREAS, the Summit County Board of elections is currently headquartered at 470
17 Grant St., with its early vote center located next door at 500 Grant St., both located in the City of
18 Akron, in Council District 4; and

19

20 WHEREAS; the Board of Elections has determined that additional space is needed to
21 conduct future elections and early voting operations efficiently and the County Executive’s
22 Office, in collaboration with the Summit County Land Reutilization Corporation (“Land Bank”)
23 and the Summit County Board of Elections has selected 1040 E. Tallmadge Ave (the
24 “Property”), located in the City of Akron, in Council District 2, for the Board of Election’s
25 relocation; and

26

27 WHEREAS, the County, the Summit County Land Reutilization Corporation (“Land
28 Bank”), and Summit County Board of Elections intend to cooperate for the redevelopment of the
29 aforementioned property, the relocation of the Summit County Board of Elections, and any
30 related transactions between the parties (the “Project”); and

31

32 WHEREAS, this Council previously passed Resolution 2023-329, authorizing the
33 Executive to execute a grant agreement with the Land Bank to enable the Land Bank to retain
34 Hasenstab Architects, Inc. for certain design work related to the Project; and

35

36 WHEREAS, as contemplated in the ~~Term Sheet~~ Cooperative Agreement, attached hereto
37 as Exhibit A, and incorporated herein as if fully restated, the County will provide funding, in an
38 amount of \$14,500,000.00, for the construction and redevelopment of the Property and the
39 common areas and facilities to provide them suitable for the future operation of the Board of
40 Elections at the Property; and

41

42 WHEREAS, the ~~Term Sheet~~ Cooperative Agreement further provides that the Land Bank
43 will review its current lease agreements with tenants for this purpose, including leases with the
44 County of Summit on behalf of its Ohio Means Job Center and the Summit and Medina
45 Workforce Areas Council of Governments; and

46

47 WHEREAS, the ~~Term Sheet~~ Cooperative Agreement further provides that the Land Bank
48 will request proposals for and hire a construction manager as constructor services to oversee the
49 construction of the Project, and the selected manager will assist the County, Land Bank, and
50 Board of Elections in preconstruction services, estimating, bidding, and overseeing the
51 construction; and

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1 RESOLUTION NO. 2024-102

2 PAGE TWO

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4 WHEREAS, the ~~Term Sheet~~ Cooperative Agreement further provides that the Land Bank
5 will be responsible for general administration of the Project and will be entitled to a one-time
6 developer fee of 2% of the total cost of the Project, in an amount not to exceed \$250,000.00,
7 from the County; and

8

9 WHEREAS, the County will enter into a lease agreement with the Land Bank according
10 to the terms described in Exhibit A; and

11

12 WHEREAS, the Executive wishes to enter into the aforementioned ~~Term Sheet~~
13 Cooperative Agreement, incorporated herein and attached hereto as Exhibit A and incorporated
14 herein as if fully restated, and execute all other necessary agreements and documents to complete
15 the project as contemplated in the ~~Term Sheet~~ Cooperative Agreement; and

16

17 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
18 that it is necessary and in the best interest of the County of Summit, to authorize the Executive's
19 execution of the ~~Term Sheet~~ Cooperative Agreement and to further authorize the execution of all
20 other necessary agreements and documents to complete the project as contemplated in the ~~Term~~
21 ~~Sheet~~ Cooperative Agreement, upon terms substantially similar to and not materially adverse to
22 the County; and

23

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

26

27 SECTION 1

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29 The Executive is hereby authorized to execute a ~~Term Sheet~~ Cooperative Agreement
30 related to the relocation of the Board of Elections to 1040 E. Tallmadge Ave. located in the City
31 of Akron, in Council District 2, with the Summit County Land Reutilization Corporation and the
32 Summit County Board of Elections, in substantially the same form as attached hereto as Exhibit
33 A and incorporated herein as if fully restated with such revisions and modifications as shall be in
34 furtherance of the provisions of the ~~Term Sheet~~ Cooperative Agreement and not substantially
35 adverse to the County, all of which shall be conclusively evidenced by execution thereof by the
36 Executive.

37

38 SECTION 2

39

40 This Council further authorizes the Executive to execute all other necessary agreements
41 and documents to complete the project as contemplated in the ~~Term Sheet~~ Cooperative
42 Agreement, upon terms substantially similar to and not materially adverse to the County, all of
43 which shall be conclusively evidenced by the execution thereof by the Executive.

44

45

46 SECTION 3

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48 This Resolution is hereby declared an emergency in the interest of the health, safety and
49 welfare of the residents of the County of Summit, and for the further reason to immediately
50 authorize the County to finance the construction and redevelopment of the Property and the
51 common areas and facilities to provide them suitable for the future operation of the Board of
52 Elections.

1 RESOLUTION NO. 2024-102

2 PAGE THREE

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4 SECTION 3

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

9

10 SECTION 4

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12 It is found and determined that all formal actions of this Council concerning and relating
13 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
14 deliberations of this Council and of any of its committees that resulted in such formal action,
15 were in meetings open to the public, in compliance with all legal requirements, including Section
16 121.22 of the Ohio Revised Code.

17

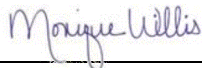
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19 INTRODUCED April 1, 2024

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21 ADOPTED April 15, 2024

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23 **DocuSigned by:**

24 _____
25 **CLERK OF COUNCIL**
5560BEF400F5451...

23 **DocuSigned by:**

24 _____
25 **PRESIDENT OF COUNCIL**
132AA5E69D28443...

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27 APPROVED April 15, 2024

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29 **DocuSigned by:**

30 _____
31 **EXECUTIVE**
CBDBE40D287473...

Voice Vote – YES: 8 – 0 – 1: Darrow,
Dickinson, Donofrio, Ford, McKenney,
Schmidt, Walters, Wiedie Higham
ABSTAIN: Wilhite
Absent: DeVitis, Rodgers

32

33 ENACTED EFFECTIVE April 16, 2024