

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS  
FOR OHIO LOCAL WORKFORCE AREA 2  
RESOLUTION 2021-18**

**A Resolution authorizing the Summit and Medina Workforce Area Council of Governments (“SAMWA COG”) to execute a five (5) year Lease Agreement with the Summit County Land Reutilization Corporation dba Summit County Land Bank for the lease of approximately 37,692 square feet of office space, at 1040 E. Tallmadge Ave., Akron, OH 44310, for the term of July 1, 2021 to June 30, 2026, with two options to renew for additional five-year terms, for a total annual amount of \$509,972.76 for the first year with an annual increase of 1% of the Base Rent after the first year of the initial term, for the operation of a federally mandated one-stop employment center in Summit County, known as an OhioMeansJobs (“OMJ”) center in the State of Ohio.**

**WHEREAS**, the Summit County Land Bank (“SCLB”) is currently the owner of certain real property located at 1040 E. Tallmadge Ave., in the City of Akron;

**WHEREAS**, upon its formation, the Summit and Medina Workforce Area Council of Governments and its Board (“SAMWA COG”) assumed the responsibility of leasing and/or purchasing real property, to provide space for the operation of OMJ centers in Ohio Local Workforce Area 2 (“Area 2”);

**WHEREAS**, representatives of Area 2 and the SCLB have negotiated the terms of a lease agreement (“Lease Agreement”) whereby the SAMWA COG will lease approximately 37,692 square feet of office space for the five-year term of July 1, 2021 through June 30, 2026, with two options to renew for additional five-year terms, for a total annual amount of \$509,972.76 for the first year with an annual increase of 1% of the Base Rent after the first year of the initial term, plus operating expenses and utilities which are currently estimated at approximately \$1.74 per square foot or \$65,584.00 annually and shall be reconciled for actual expenses annually; and

**WHEREAS**, the SAMWA COG finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of Area 2 to authorize the execution of the aforementioned Lease Agreement with the SCLB upon the aforementioned terms;

**NOW, THEREFORE, BE IT RESOLVED**, by the SAMWA COG that:

**SECTION 1**

The SAMWA COG is hereby authorized to execute a Lease Agreement, attached hereto as Exhibit A, with the Summit County Land Bank, for the lease of 37,692 square feet of office space, at 1040 E. Tallmadge Ave., in the City of Akron, for the five-year term of July 1, 2021 through June 30, 2026, with two options to renew for additional five-year terms, for a total annual amount of \$509,972.76 for the first year with an annual increase of 1% of the Base Rent after the first year of the initial term, plus operating expenses and utilities which are currently estimated at approximately \$1.74 per square foot or \$65,584.00 annually and shall be reconciled for actual expenses annually. The SAMWA COG is further authorized to execute any additional documents necessary to consummate the transactions contemplated in the Lease Agreement.

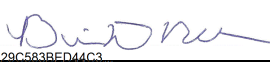

**SECTION 2**

This Directive shall take effect immediately upon its adoption.

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS  
FOR OHIO LOCAL WORKFORCE AREA 2  
RESOLUTION 2021-18**

Ayes: 2  
Nays: 0  
Abstain: 0  
Absent: 0

ADOPTED, this 6<sup>th</sup> day of October, 2021.

DocuSigned by:   
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Summit County Executive

DocuSigned by:   
EB6A5B8000A243A

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Medina County Commissioner