

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS
FOR OHIO LOCAL WORKFORCE AREA 2
RESOLUTION 2019-04**

A Resolution authorizing the Summit and Medina Workforce Area Council of Governments to execute an addendum to the four-year Lease Agreement, for the lease of approximately 4,285 square feet of office space at Courthouse Commons, 60 Public Square, 3rd Floor, in the City of Medina, Ohio, with the Medina County Commissioners, for the period of July 1, 2019 through June 30, 2021, providing for an adjustment in the annual rent for term years three and four, for the operation of the OhioMeansJobs|Medina County center.

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 OhioMeansJobs centers in Ohio Local Workforce Area 2 (“Area 2”), comprised of Medina and Summit Counties, from the respective Counties;

WHEREAS, on July 10, 2017 the SAMWA COG entered into a lease agreement with Gazebo Investments to lease space on the third floor of the property located at 60 Public Square in Medina, Ohio for the operation of the Medina County OhioMeansJobs Center; and

WHEREAS, on May 31, 2018, Gazebo Investments Ltd sold its interest in the building in which the leased premises is located to the Medina County Commissioners (“Lessor”); and

WHEREAS, Lessor assumed the Lease Agreement between Gazebo Investments Ltd and SAMWA COG (“Lessee”) and subsequently undertook construction to bring the 3rd floor office space into compliance with the Americans with Disabilities Act structural requirements; and

WHEREAS, Article 15, Subsection 15.9 of the Lease Agreement, states that any modifications to the Lease Agreement must be in a writing signed by the party against which such modification is sought to be enforced; and

WHEREAS, in accordance with Article 15, Subsection 15.9 of the Lease Agreement, Lessor and Lessee desire to amend the Lease Agreement’s repayment schedule for SFY 2020 and SFY 2021 to reflect the construction cost incurred as a result of reconfiguring the 3rd floor office space;

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 Addendum Lease Agreement with the Medina County Commissioners upon the aforementioned terms;

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

SECTION 1

The SAMWA COG is hereby authorizes the execution of an Addendum to Lease Agreement, on the following terms and conditions:

1. **Fixed Rent.** Lessee will pay Lessor monthly rent in an amount not to exceed \$6,860.62, beginning July 1, 2019, for lease term years SFY 2020 and SFY 2021. The monthly rental adjustment schedule reflects construction cost in the amount of \$36,104.95, which will be

evenly spread out over the final 24 months of the lease.


The SAMWA COG is further authorized to execute any additional documents necessary to consummate the transactions contemplated in the Addendum to Lease Agreement.

SECTION 2

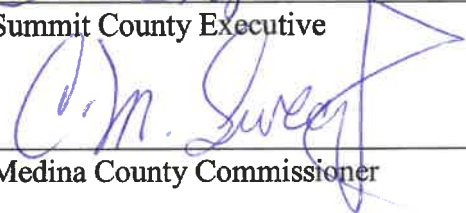
This Directive shall take effect immediately upon its adoption.

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

ADOPTED, this 7th day of February, 2019.



Summit County Executive



Medina County Commissioner