



**AGENDA**  
**CUYAHOGA COUNTY CAPITAL IMPROVEMENTS & FACILITIES AD HOC COMMITTEE**  
**WEDNESDAY, JUNE 20, 2012**  
**CUYAHOGA COUNTY JUSTICE CENTER**  
**COUNCIL CHAMBERS – 1<sup>ST</sup> FLOOR**  
**11:00 AM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT RELATED TO THE AGENDA**

**4. APPROVAL OF MINUTES**

- a) June 6, 2012

**5. MATTERS REFERRED TO COMMITTEE**

- a) R2012-0090: A Resolution authorizing an amendment to Contract No. CE0700407-02, 03, 04 with Halle Industrial Park, LLC, for the lease of Type 1 warehouse and storage space for use by various County departments for the period 4/1/2007 - 3/31/2012 to extend the time period to 3/31/2015, to change the terms, effective 4/1/2012, and for additional funds in the amount of \$1,562,552.88; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

**6. COUNCIL NEXT STEPS**

**7. MISCELLANEOUS BUSINESS**

**8. OTHER PUBLIC COMMENT**

**9. ADJOURNMENT**

\*In accordance with Ordinance No. O2011-0020, complimentary parking in the Huntington Park Garage will be available for the public **beginning at 4:00 p.m.** on any day when the Council or any of its committees holds evening meetings. Please see the Clerk to obtain a parking pass.



## MINUTES

CUYAHOGA COUNTY CAPITAL IMPROVEMENTS & FACILITIES AD HOC COMMITTEE  
WEDNESDAY, JUNE 6, 2012  
CUYAHOGA COUNTY JUSTICE CENTER  
COUNCIL CHAMBERS – 1<sup>ST</sup> FLOOR  
11:00 AM

1. CALL TO ORDER

**The meeting was called to order by Council President and Chair Connally at 11:05 a.m.**

2. ROLL CALL

**Ms. Connally asked Assistant Deputy Clerk Thurman to call the roll. Committee members Connally, Brady and Gallagher were in attendance and a quorum was determined. Councilmembers Miller, Greenspan and Rogers were also in attendance.**

3. PUBLIC COMMENT RELATED TO THE AGENDA

**No public comments were given.**

4. APPROVAL OF MINUTES

- a) May 16, 2012

**A motion was made by Mr. Brady, seconded by Mr. Gallagher and approved by unanimous vote to approve the minutes from the May 16, 2012 meeting.**

5. MATTERS REFERRED TO COMMITTEE

- a) R2012-0090: A Resolution authorizing an amendment to Contract No. CE0700407-02, 03, 04 with Halle Industrial Park, LLC, for the lease of Type 1 warehouse and storage space for use by various County departments for the period 4/1/2007 - 3/31/2012 to extend the time period to 3/31/2015, to change the terms, effective 4/1/2012, and for additional funds in the amount of \$1,562,552.88; authorizing the

County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

**Mr. Stanley Kosilesky, Planning & Finance Administrator, Department of Public Works; Ms. Jane Platten, Director of the Board of Elections; and Mr. Majeed Makhlouf, Law Director; addressed the Committee regarding Resolution No. R2012-0090. Discussion ensued.**

**Committee members and Councilmembers asked questions of Mr. Kosilesky, Ms. Platten and Mr. Makhlouf pertaining to the item, which they answered accordingly.**

**Resolution No. R2012-0090 was then postponed from further consideration by Ms. Connally.**

#### **6. COUNCIL NEXT STEPS**

**Ms. Connally requested that the administration provide more information regarding the terms of the lease, use of the Halle building as well as the value and cost of the property at the next Capital Improvements & Facilities Ad Hoc Committee meeting scheduled for Wednesday, June 20, 2012, at 11:00 a.m.**

**Ms. Connally reported that Councilmembers previously toured various properties and that the Committee received a list of County-owned properties and an overview of procedures.**

**Mr. Kosilesky and Ms. Nichole English addressed the Committee regarding hiring CBRE as the County's consultant and the RFP process that was utilized. Discussion ensued.**

**Mr. Makhlouf addressed the Committee regarding an overview and assessment of the real estate process and the purpose of working with Allegro. Discussion ensued.**

#### **7. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

#### **8. OTHER PUBLIC COMMENT**

**No public comments were given.**

#### **9. ADJOURNMENT**

**With no further business to discuss, Council President and Chair Connally adjourned the meeting at 11:54 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2012-0090

<p>Sponsored by: <b>County Executive FitzGerald/ Department of Public Works</b></p>	<p><b>A Resolution</b> authorizing an amendment to Contract No. CE0700407-02, 03, 04 with Halle Industrial Park, LLC, for the lease of Type 1 warehouse and storage space for use by various County departments for the period 4/1/2007 - 3/31/2012 to extend the time period to 3/31/2015, to change the terms, effective 4/1/2012, and for additional funds in the amount of \$1,562,552.88; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
---	--

WHEREAS, the County Executive/Department of Public Works has submitted a request to amend Contract No. CE0700407 with Halle Industrial Park, LLC for lease of storage and warehouse space for use by the Board of Elections (“BOE”), Employment & Family Services and Children & Family Services for the period 04/01/2007 – 03/31/2012 to extend the time period to 3/31/2015, to change the terms effective 4/12/2012; and for additional funds in the amount of \$1,562,552.88; and

WHEREAS, this amendment increases the total amount of the contract to \$3,348,191.22; and

WHEREAS, the term of the lease is three (3) years starting 05/12/2012 through 03/31/2015, with two (2) one year renewal options. The County will also maintain a six (6) month termination option for each agency after the first twelve (12) months; and

WHEREAS, the lease is for: a) (approximately) 95,650 square feet of space at (approximately) \$4.84 per square (approximately) 11,750 for the expansion (garage) at (approximately) \$2.46 per square foot; b) the annualized rate shall be increased by \$24,000.00 to be attributed to BOE Monthly Electrical Estimate; and c) the contingency fund shall be increased by \$15,000.00 to be paid by BOE in a one-time payment. This represents a reduction of over 25% from current rents and replaced some new energy efficient windows. This totals approximately \$530,850.96 per year or \$1,562,552.88 for the entire three (3) year/36 month term; and

WHEREAS, the primary purpose is to provide continuing operating space for the Board of Elections (“BOE”), Employment & Family Services (“EFS”) and Children &

Family Services (“CFS”). The County has leased space at this location for many years; and

WHEREAS, the funding for the lease will come from each of the three (3) agencies, proportioned to their use of space at the leased location as follows: (1) funding is through the BOE General Fund; (2) Public Assistance (State and Federal Grants); and (3) for CFS from General and Federal Funds; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of County departments, offices, and agencies.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:**

**SECTION 1.** The County Council hereby approves the amendment to Contract No. CE0700407 with Halle Industrial Park, LLC for lease of storage and warehouse space for use by the Board of Elections, Employment & Family Services and Children & Family Services for the period 04/01/2007 – 03/31/2012 to extend the time period to 3/31/2015, to change the terms effective 4/12/2012; and for additional funds in the amount of \$1,562,552.88.

**SECTION 2.** That the County Executive is authorized to execute all documents required in connection with said amendment.

**SECTION 3.** It is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue, and to continue the usual and daily operation of County departments, offices and agencies. Provided that this Resolution receives the affirmative vote of eight members elected to Council, this Resolution shall become immediately effective upon the signature of the County Executive.

**SECTION 4.** It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was duly adopted.

Yeas:

Nays:

\_\_\_\_\_  
County Council President

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

First Reading/Referred to Committee: May 22, 2012

Committee(s) Assigned: Capital Improvements & Facilities Ad Hoc

Journal \_\_\_\_\_  
\_\_\_\_\_, 2012