

County Council of Cuyahoga County, Ohio

Resolution No. R2012-0180

Sponsored by: **County Executive
FitzGerald/Department of Law**

A Resolution making awards on RFQ24937 to various title insurance companies in connection with the Cuyahoga County Real Estate Property Portfolio Consolidation Project; authorizing the County Executive or Director of Law to execute the contracts and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Council has before it RFQ24937 for title companies and insurance in connection with the Cuyahoga County Real Estate Property Portfolio Consolidation Project; and,

WHEREAS, County Council has determined that awarding RFQ24937 to Chicago Title Insurance Company and First American Title Insurance Company is in the best interest of the County; and,

WHEREAS, the rates for insurance title are the same for any title company as they are filed with the Ohio Department of Insurance; and,

WHEREAS, the providers qualified herein have all agreed to waive all examination fees, escrow fees, and wire fees in connection with this engagement; and,

WHEREAS, if a deal is reached for any property, the title premiums and any associated fees are normally paid out of closing; and,

WHEREAS, if there is no deal reached, the only fees that will be charged to the County by these providers will be a fixed fee of \$50 per title commitment issued; and,

WHEREAS, the \$50 per title commitment fee is a non-waivable fee as it is a filed fee with the Ohio Department of Insurance; and,

WHEREAS, the \$50 per title commitment fee is the lowest allowed to be charged by a title company by the Ohio Department of Insurance, and,

WHEREAS, the Director of Law will select which title firm will handle which properties in a manner that best suits the County's interests as the proposals are received; 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 a County entity.

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

SECTION 1. The County Council hereby qualifies Chicago Title Insurance Company and First American Title Insurance Company under RFQ24937 and authorizes the Director of Law to utilize any of these firms and to pay any associated fees in connection with the Cuyahoga County Real Estate Property Portfolio Consolidation Project as best suits the County's interest.

SECTION 2. The County Executive or Director of Law is authorized to execute contracts in connection with said awards and all documents consistent with this Resolution.

SECTION 3. The County Council reserves the right to qualify additional firms and make awards under RFQ24937 to additional firms who submitted statements of qualifications under this RFQ if doing so is deemed in the County's interest and the Director of Law so recommends as the project proceeds.

SECTION 4. 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 a County entity. Provided that this Resolution receives the affirmative vote of eight members of Council, this Resolution shall become immediately effective upon the signature of the County Executive.

SECTION 5. 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 in 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 Mr. Schron, seconded by Mr. Gallagher, the foregoing Resolution was duly adopted.

Yeas: Greenspan, Miller, Brady, Germana, Gallagher, Schron, Conwell, Jones, Rogers, Simon and Connally

Nays: None


County Council President

9-11-12
Date



County Executive

9/11/12
Date



Clerk of Council

9/11/2012
Date

Journal CC007
September 11, 2012