



## Legislation Details (With Text)

**File #:** 1645-2009      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 11/23/2009      **In control:** Health, Housing & Human Services Committee

**On agenda:** 12/7/2009      **Final action:** 12/9/2009

**Title:** To authorize and direct the Director of the Department of Finance and Management, on behalf of the Columbus Health Department, to renew four existing lease contracts for the period of October 1, 2009 through September 30, 2010, and to enter into a lease agreement with Columbus Center For Human Services Inc. for the lease of clinic space for the WIC program, for the period of late November 2009 through September 30, 2010; to authorize the expenditure of \$184,439.50 from the Health Department Grants Fund; and to declare an emergency (\$184,439.50)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/9/2009	1	CITY CLERK	Attest	
12/8/2009	1	MAYOR	Signed	
12/7/2009	1	Columbus City Council	Approved	Pass
12/7/2009	1	COUNCIL PRESIDENT	Signed	
11/25/2009	1	FINANCE DIRECTOR	Reviewed and Approved	
11/25/2009	1	Health Drafter	Sent for Approval	
11/25/2009	1	CITY AUDITOR	Reviewed and Approved	
11/25/2009	1	CITY AUDITOR	Reviewed and Approved	
11/25/2009	1	Health Drafter	Sent for Approval	
11/25/2009	1	CITY ATTORNEY	Reviewed and Approved	
11/25/2009	1	Health Drafter	Sent to Clerk's Office for Council	
11/24/2009	1	Health Drafter	Sent for Approval	
11/24/2009	1	Finance Reviewer	Reviewed and Approved	
11/24/2009	1	Finance Reviewer	Reviewed and Approved	
11/24/2009	1	Finance Reviewer	Reviewed and Approved	
11/23/2009	1	Health Drafter	Sent for Approval	
11/23/2009	1	Health Reviewer	Reviewed and Approved	
11/23/2009	1	HEALTH DIRECTOR	Reviewed and Approved	

**BACKGROUND:** The Columbus Health Department, through grant funds from the Ohio Department of Health, operates clinics for the Women, Infants and Children (WIC) Program. The WIC clinics are serving a greater number of clients from further west in Franklin. Therefore, in order to properly serve the greatest number of clients in west Columbus and beyond, WIC seeks

approval to relocate a clinic to 1288 Georgesville Road, on the west side of Columbus.

This legislation authorizes the Director of the Department of Finance and Management, on behalf of Columbus Health Department, to execute those documents necessary to enter into a lease agreement with Columbus Center For Human Services Inc. (Contract Compliance # 310996044) for the occupancy of 3,764 square feet for the period commencing from the time the premises are ready for occupancy (anticipated to be available in late November) through September 30, 2010. The lease also contains four (4) automatic successive one-year renewals, each subject to City Council approval of funding. In order to coincide with WIC's annual grant period, each one-year renewal term shall commence on October 1st and terminate on September 30th of the following year. The WIC Program also seeks to renew four lease contracts for the rental of real property. The WIC budget provides \$184,439.50 for the lease of real property to be used as clinic space for the WIC Program.

Property	Owner	Number	of	sq	ft	Price	Per	Sq	Ft.
						<u>Contract Compliance</u>			
Columbus	Center	3,764							\$13.50
						310996044			
Human Services Inc.									
PLM			Company			\$10.76		311416454	3,145
Jane			Setterlin			\$10.75		287323903	2,520
Scott	Family	Legacy	2,900						\$14.20
								880491953	
77-83			Outerbelt			\$12.50		200344671	2,860

Emergency action is requested in order to allow the WIC clinic to begin offering program services to the community as quickly as possible.

**Fiscal Impact** The lease payments cited above are entirely funded by the WIC grant. This grant does not generate revenue or require a City match.

To authorize and direct the Director of the Department of Finance and Management, on behalf of the Columbus Health Department, to renew four existing lease contracts for the period of October 1, 2009 through September 30, 2010, and to enter into a lease agreement with Columbus Center For Human Services Inc. for the lease of clinic space for the WIC program, for the period of late November 2009 through September 30, 2010; to authorize the expenditure of \$184,439.50 from the Health Department Grants Fund; and to declare an emergency (\$184,439.50)

**WHEREAS**, the Ohio Department of Health has designated the Columbus Health Department as primary grantee agency and fund administrator for all WIC programs in Franklin County; and,

**WHEREAS**, the City desires, for the benefit of the Department of Health, to renew four lease contracts for the rental of real property, in order to provide services for the Women, Infants and Children program; and,

**WHEREAS**, the City desires, for the benefit of the Columbus Health Department, to enter into a lease agreement with Columbus Center For Human Services Inc. for the rental of real property containing 3,764 square feet of space at 1288 Georgesville Road, Columbus, Ohio for the expansion of the Women, Infants and Children program; and,

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Health in that it is immediately necessary to enter into the lease as described herein, with automatic options to renew the lease if so desired, in order to allow the WIC clinic to begin offering program services to the community as quickly as possible for the immediate preservation of the public health, peace, property, safety and welfare; Now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Director of the Finance and Management Department is hereby authorized and directed to renew four existing leases, for the provision of rental space for WIC clinics for the period October 1, 2009 through September 30, 2010, and to enter into a lease agreement for rental space for a new WIC clinic for the period of November 23, 2009 through September 30, 2010.

**SECTION 2.** That the terms and conditions of the new leases are as stated in the lease agreement approved by the Real Estate Division, City Attorney's Office, and includes the following:

- a) The lease agreement shall include four (4) one-year automatic renewal options. Each renewal shall be effective for one year, commencing on October 1st and terminating on September 30th of the following year, as provided in the lease agreement.
- b) All rents are subject to appropriation of rental funds by City Council.

**SECTION 3.** That to pay the costs of said contracts, the expenditure of \$184,439.50 is hereby authorized from the Health Department Grants Fund, Fund No. 251, Division No. 50-01, as follows:

<u>Property</u>	<u>Owner</u>	<u>Object</u>	<u>Object</u>	<u>OCA</u>	<u>Level</u>	<u>Level</u>	<u>01</u>
					<u>Level 03</u>	<u>Amount</u>	
Columbus			Center		03		509116 3301
						\$46,579.50	
For Human Services PLM			Company		03		509116 3301
						\$33,840.00	
Jane			Setterlin		03		509116 3301
						\$27,090.00	
Scott	Family	Leg.		509116	3301		03
77-83			Outerbelt		03	\$41,180.00	509116 3301
						\$35,750.00	

**SECTION 4.** That the City Auditor is authorized to make any accounting changes necessary to ensure that this contract is properly accounted for and recorded accurately on the City's financial records. That the City Auditor is authorized to make any changes to revise the funding source for any contract or contract modifications associated with this ordinance

**SECTION 5.** That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.