



Legislation Details (With Text)

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Title: To authorize the Director of the Department of Finance and Management to enter into a new lease contract for WIC clinics at 1500 E. 17th Avenue and 3933 Livingston Avenue for the period of October 1, 2014 through September 30, 2015, and to execute a lease amendment for a clinic located at 4337 Cleveland Avenue and to authorize a total expenditure of \$202,456.80 from the Health Department Grant Funds for payment of six leases for the WIC Program, and to declare an emergency. (\$202,456.80)

Sponsors:

Indexes:

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Attachments:

Date	Ver.	Action By	Action	Result
9/25/2014	1	CITY CLERK	Attest	
9/24/2014	1	MAYOR	Signed	
9/22/2014	1	COUNCIL PRESIDENT	Signed	
9/22/2014	1	Columbus City Council	Approved	Pass

BACKGROUND: Columbus Public Health has received and accepted a grant, via Ordinance 1890-2014, from the Ohio Department of Health (ODH) to fund the Women, Infants and Children (WIC) Program for the period October 1, 2014 through September 30, 2015. WIC is a supplemental nutrition program for women (pregnant, postpartum and breastfeeding), infants, and children under the age of 5 years, and provides invaluable assistance for families during their children's period of growth and development.

The WIC grant provides \$202,456.80 for the lease of real property to be used as clinic space for the delivery of services under the WIC program. This ordinance authorizes the expenditure of \$202,456.80 from the Health Department Grant Funds for a total of six (6) WIC clinic locations. This ordinance is contingent on the passage of Ordinance 1890-2014.

This ordinance authorizes the Director of the Department of Finance and Management to execute two (2) new leases for existing WIC locations whose current leases contain no additional renewals and will expire on September 30, 2014. The new leases are for WIC locations at 3933 Livingston Avenue (PLM of Cols) and 1500 E. 17th Avenue (St. Stephen's Community Service, Inc.) and to also authorize the Director to execute a lease amendment to confirm the rental rate for the remaining renewal terms of an existing lease for a WIC clinic located at 4337 Cleveland Avenue; the property is owned by Dr. Jacinto Beard. The authorized expenditure also includes rent payments for the automatic renewal of four (4) existing leases that have previously been approved by City Council.

Emergency Action is requested in order to avoid any delays in making timely rent payments to the landlords in accordance with the terms of the leases.

FISCAL IMPACT: The lease payments are entirely funded by the WIC grant. This ordinance is contingent on the passage of Ordinance 1890-2014.

To authorize the Director of the Department of Finance and Management to enter into a new lease contract for WIC clinics at 1500 E. 17th Avenue and 3933 Livingston Avenue for the period of October 1, 2014 through September 30, 2015, and to execute a lease amendment for a clinic located at 4337 Cleveland Avenue and to authorize a total expenditure of \$202,456.80 from the Health Department Grant Funds for payment of six leases for the WIC Program, and to declare an emergency. (\$202,456.80)

WHEREAS, the city desires, for the benefit of Columbus Public Health, to enter into two (2) new leases and a lease amendment and to appropriate and expend funds for the new leases and for renewal term of four existing leases in order to provide services for the Women, Infants and Children (WIC) Program for the period of October 1, 2014 through September 30, 2015; and,

WHEREAS, the WIC grant, accepted and authorized via Ordinance 1890-2014, provides \$202,456.80 in funding budgeted for the lease of real property used as clinic space for the delivery of WIC services;

WHEREAS, this ordinance is contingent on the passage of 1890-2014; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Health in that it is immediately necessary to enter into two (2) new leases and a lease amendment and to fund the renewal term of four existing lease agreements, in order to allow the WIC clinic to continue 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 enter into a lease contract with PLM of Cols. for a WIC clinic at 3933 Livingston Avenue for a term of October 1, 2014 through September 30, 2015, with four automatic successive one-year renewal terms; to enter into a lease contract with St. Stephens Community Services, Inc. for a WIC clinic at 1500 E. 17th Avenue for a term of October 1, 2014 through September 30, 2015 with four automatic successive one-year renewal terms, and to enter into a lease amendment with Dr. Jacinto Beard to establish rent rates for the three (3) remaining renewal terms of the existing lease agreement. .

SECTION 2. That the terms and conditions of the lease and the amendment are as approved by the Real Estate Division, City Attorney's Office, and include the following provisions:

- a) The lease agreement with PLM of Cols. shall include an initial one-year term commencing October 1, 2014 and terminating September 30, 2015 and four successive one-year automatic renewals at established renewal rates.
- b) The lease agreement with St. Stephens Community Services, Inc. shall include an initial one-year term commencing October 1, 2014 and terminating September 30, 2015 and four successive one-year automatic renewals at established renewal rates.
- c) The lease amendment with Dr. Jacinto Beard will fix the renewal rent rate for 2015 at \$11.25 per s.f. as well as established renewal rates for the final two renewal periods.

SECTION 3. That the expenditure of \$202,456.80 is hereby authorized from the Health Department Grant Funds, Fund No. 251, Division No. 50-01, OCA Code 501436 Grant No. 501436 for payment of rent cost for the following six lease contracts:

<u>Property Owner</u>	<u>OCA</u>	<u>Grant No.</u>	<u>Object Level 01</u>	<u>Object Level 03</u>	<u>Amount</u>
77-83 Outerbelt Street, LLC	501436	501436	03	3301	\$35,750.00
Saint Stephens Community Services, Inc.	501436	501436	03	3301	\$ 7,000.00

PLM of Cols.	501436	501436	03	3301	\$33,840.00
Dr. Jacinto Beard	501436	501436	03	3301	\$45,000.00
Holt Road Center, LLC	501436	501436	03	3301	\$50,400.00
Beaumont 4522, LLC	501436	501436	03	3301	\$30,466.80

SECTION 4. That the City Auditor is authorized to make any accounting changes necessary to ensure that these leases are properly accounted for and recorded accurately on the City's financial records.

SECTION 5. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 6. 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.