



City of Columbus

Office of City Clerk
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Legislation Text

File #: 1597-2024, **Version:** 1

Background: This legislation authorizes the Director of Finance and Management, on behalf of Columbus Public Health, to execute a Lease Agreement with Columbus Neighborhood Health Center, Inc. (CNHC), dba PrimaryOne Health, as Tenant, for use of city-owned medical office space located at 2300 West Broad Street, known as the Westside Health Center. Columbus Neighborhood Health Center, Inc. has been the Tenant and Columbus Public Health's service provider of primary health care services to medically underserved residents at the Westside Health Center for the past 15 years. The current Lease expires on August 31, 2024 and has no remaining renewal options thus necessitating the need for a new Lease Agreement. The proposed Lease Agreement will be for an initial period of five (5) years with two (2) 5-year renewal options subject to the renewal of CNHC's annual contract with the Columbus Health Department as its provider of primary health care services at its neighborhood health centers. This legislation is presented as emergency measure in order for the Health Center's operation to continue uninterrupted.

Fiscal Impact: No funding is required for this legislation. The City will receive annual rental income of \$281,281.00 in the first year of the Lease that will be deposited in Fund 7784, the Neighborhood Health Capital Reserve Fund, which was established for the support of the City's neighborhood health center facilities to assist in covering the capital expenses related to the repair and replacements of building interior and exterior components and for the replacement cost of associated equipment and furnishings that have reached the end of their useful life.

Emergency Action: This legislation is presented as emergency measure to allow for the Westside Health Center's operation to continue uninterrupted.

To authorize the Director of Finance and Management to execute, on behalf of Columbus Public Health, those documents necessary to enter into a Lease Agreement with Columbus Neighborhood Health Center, Inc. for the use of the City's neighborhood health center located at 2300 West Broad Street, Columbus, Ohio, commonly known as Westside Health Center, and to declare an emergency.

WHEREAS, the Department of Finance and Management through its Real Estate Management Office, leases city-owned medical office space to Columbus Neighborhood Health Center, Inc., at 2300 West Broad Street, Columbus, Ohio; and

WHEREAS, the current Lease with Columbus Neighborhood Health Center, Inc. is to expire on August 31, 2024 and has no renewal options remaining thus necessitating the need for a new lease; and

WHEREAS, the Department of Finance and Management, through its Real Estate Management Office, has negotiated a new Lease Agreement with terms and conditions acceptable to the City and Columbus Neighborhood Health Center, Inc.; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management in that it is immediately necessary to authorize the Director of the Department of Finance and Management to execute, on behalf of the City, a Lease Agreement with Columbus Neighborhood Health Center, Inc. to allow it to continue providing health care services to the public without interruption 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 Finance and Management be, and hereby is, authorized to execute a Lease Agreement by and between the City and Columbus Neighborhood Health Center, Inc., an Ohio non-profit corporation, dba PrimaryOne Health, for the lease of medical office space located at 2300 West Broad Street, Columbus, Ohio.

SECTION 2. That the terms and conditions of the Lease Agreement shall be in a form prepared and approved by the Department of Law, Division of Real Estate, and shall include terms, conditions, covenants, and provisions that are acceptable to the City including a term of five (5) years with two (2) options to renew, subject to the renewal of Lessee's annual contract with the Columbus Health Department as its provider of primary health care services for its neighborhood health centers.

SECTION 3. The Lessee's annual rent shall be deposited in Neighborhood Health Center Capital Reserve Fund 7748 held by the City, established for the support of the capital repair and replacements needs of the City's neighborhood health centers.

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

SECTION 5. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared an emergency measure and shall take effect and be in force from and after passage and approval by the Mayor, or ten (10) days after passage if the Mayor neither approves nor vetoes the same.