



Legislation Text

File #: 1610-2013, **Version:** 1

Background: Since 1974, the Columbus Health Department ("City") has provided primary health care services to the City's medically underserved residents through contracts with community-based health providers. More specifically, since 1998 the Columbus Health Department has contracted with the Columbus Neighborhood Health Center, Inc. ("CNHC"), a not-for-profit corporation, to provide primary health care services to medically underserved patients at the City's neighborhood health centers.

The City and CNHC now desire to enter into a lease agreement for the use of the City's new medical office facility located at 1905 Parsons Avenue, commonly known as the John R. Maloney Family Health & Wellness Center. The proposed lease is for a period of five (5) consecutive one (1) year terms, commencing upon completion of the construction of the facility and the issuance of a final certificate of occupancy estimated for Fall 2013, and subject to the renewal of CNHC's annual contract with the Department of Health as the City's provider of primary health care services at the City's neighborhood health centers.

This ordinance authorizes the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement with CNHC for that real property located at 1905 Parsons Avenue, commonly known as the John R. Maloney Family Health & Wellness Center. The rent proceeds will be deposited in the City's "Neighborhood Health Center Capital Reserve Fund" that has been established for the support of the City's neighborhood health center facilities to provide for building interior and exterior repairs and replacements, or for the replacement of the associated capital equipment or furnishings that have reached the end of their useful life as defined by IRS depreciation guidelines.

Fiscal Impact: The City will receive rental funds for the term of the lease which shall be deposited in Neighborhood Health Center Capital Reserve Fund.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement with the Columbus Neighborhood Health Centers, Inc. for the use of the City's neighborhood health center located at 1905 Parsons Avenue, commonly known as John R. Maloney Family Health & Wellness Center, to provide primary health care and related health services to the City's medically underserved residents.

WHEREAS, since 1974, the Columbus Health Department ("City") has provided primary health care and related health services to the City's medically underserved residents through contracts with community-based health centers; and

WHEREAS, more specifically, the Columbus Health Department has contracted with the Columbus Neighborhood Health Center, Inc. ("CNHC"), a not-for-profit corporation, to provide health care services to medically underserved patients at the City's neighborhood health centers since 1998; and

WHEREAS, the City and CNHC now desire to enter into a lease agreement for the use of that City-owned medical office facility located at 1905 Parsons Avenue, currently under construction and nearing completion, commonly known as the John R. Maloney Family Health & Wellness Center; and

WHEREAS, the proposed lease is for a period of five (5) consecutive one (1) year terms commencing upon the completion of construction and the issuance of a final certificate of occupancy, subject to the renewal of CNHC's annual

contract as the City's provider of health care services at its neighborhood health centers; and

WHEREAS, it is necessary to authorize the Director of the Department of Finance and Management to execute, on behalf of the City, those documents necessary to enter into a lease agreement with the Columbus Neighborhood Health Center, Inc., a Ohio non-profit corporation, for that real property known as 1905 Parsons Avenue, commonly known as John R. Maloney Family Health & Wellness Center, to be used for the provision of health care and wellness programs to benefit the public health; now, therefore:

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

SECTION 1. That the Director of the Department of Finance and Management, on the behalf of the City, be, and hereby is, authorized to execute those documents as approved by the Department of Law, Division of Real Estate, necessary to enter into a lease agreement by and between the City of Columbus, , and the Columbus Neighborhood Health Center, Inc., a Ohio non-profit corporation for that real property known as 1905 Parsons Avenue, John R. Maloney Family Health & Wellness Center, to be used as a neighborhood health and wellness center for the provision of health care and wellness programs to benefit the public health.

SECTION 2. That the terms and conditions of the lease shall be in form approved by the City Attorney's Office and shall include the following:

- a) The lease shall be effective for a period of five (5) consecutive one (1) year terms commencing upon the completion of construction and the issuance of a final certificate of occupancy, with two options to renew, subject to the renewal of CNHC's annual contract with the Columbus Health Department as its provider of primary health care services for its neighborhood health centers.
- b) The Lessee's annual rent shall be deposited in Neighborhood Health Center Capital Reserve Fund held by the City, and established for the support of the City's neighborhood health centers, to assist in covering the expenses related to the repair and replacements of building interior and exterior components, or for the replacement cost of the associated equipment or furnishings that have reached the end of their useful life as defined by IRS depreciation guidelines.
- c) Such other terms and conditions as agreed to and approved by the City Attorney.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.