



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0053-2009, Version: 1

BACKGROUND: The Department of Health currently occupies a clinic at 3556 Sullivant Avenue to accommodate the Women's Health program in the City's West-Side area. The lease was approved and authorized by City Council Ordinance No. 0844-2005 in May 2005, for a six month term with four one year renewal options, subject to annual appropriation of funds by City Council. An amendment is being made to the lease to amend the fourth renewal term to one (1) three-month term with three (3) three-month renewal options. This allows the Department of Health flexibility to make a decision regarding the future of this clinic.

This ordinance authorizes the Director of the Department of Finance and Management to execute a lease amendment to the lease with Pica Pica Properties, LLC (Contract Compliance No. 208787529) for the use of 2,071 square feet of clinic space at 3556 Sullivant Avenue, Suite #205. This lease amendment will change the fourth term of the original lease from January 1, 2009 through December 31, 2009, to the period of January 1, 2009 through March 31, 2009, with three (3) three-month renewal options at the same rental rate. The Department of Health has the option to terminate the lease at the end of this period or any term remaining thereafter.

Emergency action is requested in order to avoid any delays in payments of this lease.

FISCAL IMPACT: Funding for this lease amendment is included in the 2009 budget for the Health Special Revenue Fund. The cost is \$12.73 per square foot, for a total cost of \$6,591 for the first three month term.

To authorize the Director of the Department of Finance and Management to amend the fourth term of the lease with Pica Pica Properties, LLC; to authorize the expenditure of funds for payment of rent for the modified fourth term, and subsequent renewal options, of a lease agreement with Pica Pica Properties, LLC for clinic space for the Health Department's Women's Health Program, the total expenditure to be \$6,591 for the first three-month term from the Health Special Revenue Fund; and to declare an emergency. (\$6,591)

WHEREAS, the Department of Health has a need to continue operating the clinic space for the Women's Health Program; and,

WHEREAS, the Department of Health is occupying space at 3556 Sullivant Avenue for the Women's Health Program pursuant to an existing lease with Pica Pica Properties; and,

WHEREAS, the existing lease contains a one year renewal option that is being amended by the Department of Finance and Management to be one (1) three-month lease term, with three (3) three-month renewal options; and

WHEREAS, an emergency exists in the usual daily operation of the Health Department in that it is immediately necessary to approve the expenditure of funds for lease payments for the clinic space for the immediate preservation of the public health, peace, property, safety and welfare, and to avoid any delays in payments of this lease; 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 be, and hereby is, authorized to execute those lease documents as approved by the Department of Law, Division of Real Estate, necessary to amend the fourth renewal term of an existing lease with Pica Pica Properties, LLC.

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

- a) The lease amendment shall amend the original fourth renewal from a one year term commencing on January 1, 2009 and

terminating on December 31, 2009, to a three month term commencing on January 1, 2009 and terminating on March 31, 2009,
b) The lease amendment shall have three (3) three-month renewal options upon the same terms as the initial term,
e) Such other terms and conditions as are required and/or approved by the City Attorney's Office.

SECTION 3. That to pay the costs of said lease, the expenditure of \$6,591 is hereby authorized from the Health Special Revenue Fund, Fund No. 250, Department of Health, Department No. 50-01, Object Level One 03, Object Level Three 3301, OCA No. 502047.

SECTION 4. 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.