



## Legislation Text

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**File #:** 1130-2008, **Version:** 1

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**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 have been extremely successful, to the extent that many of the clinics have seen their caseloads increase to the point that their existing facilities have reached a point of being unable, due to size constraints and overcrowding, to adequately offer the quality of service to clients that has been offered in the past. The current eastside WIC location has reached this point of overcrowding. In this regard, a space has been identified at 79 Outerbelt Street, on the east side of Columbus, which is well located to serve eastside clients. This will reduce the current heavy caseload on the clinic at 3933 East Livingston Avenue.

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 77-83 Outerbelt Street, LLC, dba L&P Properties (Contract Compliance # 200344671, expiration date 6/20/2010) for the occupancy of 2,860 square feet for the period commencing from the time the premises are ready for occupancy (anticipated to be available August 1st) through September 30, 2008. 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 identified space will require tenant improvements to make the space ready for use by WIC at an approximate cost of \$27,000. Due to the short term nature of the City's leasing requirements, the Lessor has concerns regarding making this kind of expenditure with the possibility that WIC might leave after two months or one year. The Lessor is agreeable to undertake the tenant improvements with the City contributing one-half of the total cost, or \$13,500.

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. Funding for the tenant improvements cited above, is available within the Health Special Revenue Fund, Fund 250.

To authorize and direct the Director of the Department of Finance and Management, on behalf of the Columbus Health Department, to enter into a lease agreement with 77-83 Outerbelt Street, LLC, dba L&P Properties for the lease of clinic space for the WIC program, for the period of August 1, 2008 through September 30, 2008; to authorize the expenditure of \$5,985.34 from the Health Department Grants Fund (\$5,958.34); to authorize expenditure of \$13,500 for tenant improvements from the Health Special Revenue Fund (\$13,500); and to declare an emergency (\$19,458.34)

**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 Columbus Health Department, to enter into a lease agreement with 77-83 Outerbelt Street, LLC, dba L&P Properties for the rental of real property containing 2,860 square feet of space at 79 Outerbelt Street, Columbus, Ohio for the expansion of the Women, Infants and Children program; and,

**WHEREAS**, it is in the interest of the City to agree to contribute funds in the amount of \$13,500 towards tenant improvements required to prepare the space for use by WIC, in order to secure the agreement to lease from the lessee; 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 Finance and Management Director on behalf of the Department of Health is hereby authorized and directed to enter into a lease agreement for rental space for a new WIC clinic for the period of August 1, 2008 through September 30, 2008.

**SECTION 2.** That the terms and conditions of the lease 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 cost of said lease, the expenditure of \$5,958.34, is hereby authorized from the Department of Health Grants Fund, Fund No. 251, Grant No. 507116, Division No. 50-01, Object Level One 03, Object Level Three 3301.

**SECTION 4.** That the expenditure for tenant improvements in the amount of \$13,500 is hereby authorized from the Health Special Revenue Fund, Fund No. 250, Division No. 50-01, OCA Code 500207, Object Level One 03, Object Level Three 3301.

**SECTION 5.** 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 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.