File #: 2096-2019, **Version:** 1

Background: The following legislation authorizes the Director of the Department of Finance and Management, on behalf of the Department of Health, to execute those documents necessary to enter into a lease agreement by and between the City, as Tenant, and Thirty Four Corp., an Ohio corporation with offices located at 34 N. High Street, Columbus, Ohio, as Landlord, for the lease of 2,900 square feet of office space located at 5701 N. High Street, Columbus, Ohio for use as a Women, Infants and Children (WIC) Program Clinic. This new location will replace the current WIC Clinic site leased at 4550 Indianola Avenue, which is too small to meet the current needs of the WIC Program. The current lease at Indianola Avenue will expire September 30, 2019. The Real Estate Management Office has negotiated a new lease with Thirty Four Corp.with terms agreeable to the Department of Health. The lease will have an initial term of one year with four consecutive automatic one year renewal options.

Fiscal Impact: Columbus Public Health has applied for a grant from the Ohio Department of Health (ODH) to fund the Women, Infants and Children (WIC) Program for the period October 1, 2019 through September 30, 2020. The WIC budget provides for the annual rent payments associated with the lease of this real property to be used as clinic space for the WIC Program and funds will be released post this ordinance so it is necessary to secure funds through another Health Department Grants Fund until the Notice of Award is received. The Health Department Grants Fund will be reimbursed for the annual rent expense associated with this lease upon receipt of the WIC Notice of Award from ODH.

Emergency Action: This legislation is presented as an emergency measure to allow the City to immediately execute the Lease to allow the Landlord sufficient time to construct and complete tenant improvements for WIC and prepare the premises for occupancy by September 30, 2019.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a Lease Agreement between the City of Columbus and Thirty Four Corp. for office space located at 5701 N. High Street, Columbus, Ohio for a Women, Infants and Children (WIC) Clinic, and to declare an emergency. ($56,861.69).

WHEREAS, the City is currently leasing office space at 4550 Indianola Avenue, Columbus, Ohio for a Women, Infants and Children (WIC) Clinic which no longer meets the needs of the program; and

WHEREAS, the current office Lease for space at 4550 Indianola Avenue will expire on September 30, 2019; and

WHEREAS, a location better suited to meet the clinic and office space needs of the Department of Health WIC Program has been identified at 5701 N. High Street, Columbus, Ohio; and

WHEREAS, the City and Thirty Four Corp., the owner of the office building at 5701 N. High Street, have agreed to terms and conditions for the lease of 2,900 square feet of office space and Tenant Improvements to be constructed for use of the space as a WIC Clinic; and

WHEREAS, Columbus Public Health has identified Ohio Department of Health (ODH) grant funding to pay the annual rent associated with this new lease and for payment of costs associated with Tenant Improvements; 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 to enter into a lease agreement by and between the City of Columbus and Thirty Four Corp. to allow the Landlord sufficient time to construct and complete tenant improvements for WIC and

prepare the premises for occupancy by September 30, 2019 for the immediate preservation of the 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 Department of Finance and Management on behalf of the Department of Health be, and hereby is, authorized to execute those documents necessary to enter into a Lease Agreement by and between the City of Columbus ("Tenant") and Thirty Four Corp. ("Landlord"), an Ohio corporation, for the lease of 2,900 square feet of office space at 5701 N. High Street, Columbus, Ohio for use as a WIC Clinic.

SECTION 2. That the terms and conditions of the Lease Agreement shall be in a form approved by the Department of Law, Division of Real Estate.

SECTION 3. 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 4. That the expenditure of $56,861.69, or so much thereof as may be needed, is hereby authorized in Fund 2251 Health Department Grants Fund in Object Class 03, Lease and Rental of Property or Building, per the accounting codes in the attachment to this ordinance.

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 record. The City Auditor is authorized to make any changes to revise the funding source for any contract or contract modification 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 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.

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