



Legislation Text

File #: 2261-2022, **Version:** 1

Background: This legislation authorizes the Director of Finance and Management to execute a new lease agreement with 480 Properties, LLC, as landlord, for approximately 3,428 rentable square feet of medical office space located at 5770 Karl Road, Columbus, Ohio 43229 to be occupied by the Women, Infants and Children (WIC) program of the Department of Health. This location will consolidate and replace the two (2) existing WIC clinics located at 4337 Cleveland Avenue and 4550 Indianola Avenue. The existing two (2) leases, are set to expire on September 30, 2022. The new lease will be for an initial one-year term and provide for four (4) consecutive automatic one-year renewal terms each term subject to appropriation of rental funds by City Council and certification of funds availability by the City Auditor. The annual rent for the initial lease term, October 1, 2022 through September 30, 2023, is \$47,992.00. This ordinance is presented as an emergency to allow the landlord time to make necessary modifications to prepare the space for use as a WIC clinic by October 1st so WIC program services provided to the community can continue without interruption.

Further, this legislation authorizes the expenditure of up to \$47,992.00, or so much as may be necessary, from the Health Department Grant Fund for payment of rent on this lease.

Fiscal Impact: Funding for lease payments for WIC clinics is provided by grant funds received by Columbus Public Health from the Ohio Department of Health (ODH). City funds are not required.

Emergency Justification: Emergency action is requested to allow the landlord time to make necessary modifications to prepare the space by October 1st for use as a WIC clinic and allow for relocation of the clinics as quickly as possible so program services provided to the community can continue without significant interruption.

To authorize the Director of Finance and Management to enter into a lease agreement with 480 Properties, LLC for the lease of medical office space located at 5770 Karl Road; to authorize the expenditure of \$47,992.00 from the Health Department Grant Fund, for the payment of rent associated with this lease; and to declare an emergency. (\$47,992.00).

WHEREAS, the Department of Finance and Management through its Real Estate Management Office, leases various office space on behalf of the Department of Health; and

WHEREAS, the Department of Health Women, Infants and Children (WIC) program has requested that the WIC clinics located at 4337 Cleveland Avenue and 4550 Indianola Avenue be consolidated and relocated into a new single leased location; and

WHEREAS, suitable medical office space to meet WIC program needs will be located at 5770 Karl Road, Columbus, Ohio; and

WHEREAS, the Department of Finance and Management, Real Estate Management Office, has negotiated lease terms and conditions that are acceptable to the City; and

WHEREAS, the Department of Health, WIC Program has budgeted \$47,992.00 within the Health Department Grant Fund, Fund 2251, for payment of rent for this lease for the period October 1, 2022 through September 30, 2023, and

WHEREAS, it is necessary to expend grant funds for payment of the lease in order to provide services for the Women,

Infants and Children (WIC) program for the period October 1, 2022 through September 30, 2023, 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, on behalf of the City, to execute the lease agreement with 480 Properties LLC, to allow for relocation of the clinics as quickly as possible so program services provided to the community can continue without significant 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 those documents necessary to enter into a lease agreement by and between the City and 480 Properties LLC for the lease of approximately 3,428 rentable square feet of medical office space located at 5770 Karl Road, Columbus, Ohio 43229.

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 including an initial lease term of one year with four (4) consecutive automatic one-year renewals each subject to the appropriation of grant funds for payment of annual rent.

SECTION 3. That contingent upon the passage of Ordinance 2229-2022, the expenditure of \$47,992.00 is hereby authorized from the Health Department Grant Fund, Fund No. 2251, per the accounting codes in the attachment to this ordinance, for payment of rent to 480 Properties, LLC, for the lease of medical office space at 5770 Karl Road for the period October 1, 2022 through September 30, 2023.

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 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 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 its passage and approval by the Mayor, or ten (10) days after passage if the Mayor neither approves nor vetoes the same.