



Legislation Text

File #: O-270-23, **Version:** 1

Neighborhood Health Association Lease
Department of Housing and Community Development / Real Estate
R. Clemens (x3647) / C. Watkins (x1154)

Authorizing the Mayor to enter into a two-year Lease, with one renewal option for an additional five-year period with the Neighborhood Health Association of Toledo, Inc. for a portion of a city-owned building located at 1 Aurora Gonzalez Dr.; accepting and depositing rent proceeds into the General Fund; waiving the 30-day notice requirement of Toledo Municipal Code Chapter 187; making certain findings with respect thereto; and declaring an emergency.

SUMMARY & BACKGROUND:

This legislation authorizes the Mayor to enter into a lease agreement with the Neighborhood Health Association of Toledo, Inc. ("NHA") for a portion of a city-owned building located at 1 Aurora Gonzalez Drive, for the purpose of providing free to low-cost medical, dental and specialty health care services to area residents. The initial term is for two (2) years with a renewal option for an additional term of five (5) years at an annual rent of \$500.00. Operating expenses, including insurance are to be paid by NHA, except that any maintenance expense greater than \$500.00 per occurrence for year 1 of term and \$1,000 per occurrence for year 2 of term are to be paid by the City. All utilities, except telecommunications (i.e. internet, phone, cable, etc.) will be paid by the City. No assignments or sublease rentals will be permitted without the prior written consent of the City and a standard form of rental agreement is included with the lease. Finally, there are preventative maintenance rules in effect intended to preserve the longevity of the facility.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to execute a Lease Agreement between the City of Toledo and the Neighborhood Health Association of Toledo, Inc. for a term of two years and one renewal option for an additional five (5) years for a portion of a city-owned building located at 1 Aurora Gonzalez Dr., Toledo, Ohio. The agreement shall contain such terms and conditions deemed necessary and proper by the Mayor, Director of Housing and Community Development, and Director of Law.

SECTION 2. That the lease shall contain an annual rent of \$500.00 which is hereby authorized to be deposited into the General Fund Account Code 1001-16400-5000436STSTD

SECTION 3. That the lease "Premises" include approximately 38,705 square feet of space as more specifically described on Exhibit "A", incorporated by reference.

SECTION 4. That this Council finds and determines that the Lease Premises during the lease term or any renewals is not needed by the City for any municipal purpose and further waives the 30-day notice provision contained in Toledo Municipal Code Chapter 187.19.

SECTION 5. That it is found and determined that all formal actions of Council concerning and relating

to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of its committees that result in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 6. That this Ordinance is declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Ordinance must be immediately effective to facilitate the continuous use this property by NHA for important social community activities.

Vote on emergency clause: yeas 11, nays 0.

Passed: May 30, 2023, as an emergency measure: yeas 11, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

May 30, 2023
Wade Kapszukiewicz
Mayor