



PAUL SMITH  
PUBLIC SERVICES DIRECTOR

## Public Services Department

### Memorandum

**Date:** December 11, 2018  
**To:** Honorable Mayor and Board of Commissioners  
**Through:** Mark LeCouris, City Manager  
**From:** Paul Smith, Public Services Director  
**Subject:** Recommendation to Authorize the City Manager to Negotiate a Long-Term Lease of City Property on Lime Street and Huey Avenue with Community Health Centers of Pinellas, Inc. (CHCP) for a Community Dental Clinic

#### Recommendation

It is recommended that the Board authorize the City Manager to negotiate a long-term lease of City property on Lime Street and Huey Avenue with Community Health Centers of Pinellas, Inc. (CHCP) for the construction and operation of a Community Dental Clinic. The value of the lease is proposed to be of nominal consideration to include City administrative and legal costs.

#### Background

Community Health Centers of Pinellas, Inc. (CHCP) is a not-for-profit Federally Qualified Health Center (FQHC) that serves the most vulnerable population of Pinellas County, Florida. CHCP operates a network of eleven health centers strategically located in areas of the highest need throughout the County and provides high quality healthcare to nearly 55,000 patients for over 170,000 medical/dental visits a year. Services provided include family and pediatric medicine, obstetrics and gynecology, dental care, pharmacy, chiropractic, behavioral health, nutrition, podiatry, and access to mental health and substance use disorder care.

CHCP proposes to expand dental services to the Tarpon Springs community to increase access to preventative oral health services for low-income, uninsured and underinsured residents of Pinellas County.

CHCP provided 9,000 patients with close to 19,000 dental visits in 2017 from its St. Petersburg and Clearwater dental centers. *Through an expansion of services in Tarpon Springs, CHCP will be able to provide essential oral healthcare services to the residents of North Pinellas County.*

## City Parcel

The proposed lease parcel (parcel number 12-27-15-89982-046-0300) is a 1.6 acre lot located on the northeast corner of Lime Street and Huey Avenue. Immediately to the north of the parcel is the Community Health Center of Tarpon Springs, also constructed and operated by CHCP.

The parcel is currently and will continue to be utilized by both the City and Duke Energy for utilities purposes and is otherwise a vacant lot. The City maintains a primary sewage lift station on the site along with buried water, sewer, and stormwater pipes. Duke Energy has high voltage power lines and a buried pipeline across the western frontage of the site. All of these current and future utilities uses are being taken into account by the proposed lessee and the design, permitting, construction, and operation of the facility will accommodate these uses.

## Lease Considerations

The terms of the lease are proposed to be developed for the mutual benefit of the City and CHCP for the ultimate goal of providing essential oral healthcare services to the residents of North Pinellas County.

Examples of proposed *specific conditions* for the lease, related directly to the proposed project and the site include, but may not be limited to:

1. Establishing a term for the lease and the payment amount for the lease. The term of the lease should reflect a timeframe to recover the value of the building by the lessee while not providing an overly long period of time beyond the useful life of the facility. The amount of the lease is proposed to be nominal in recognition of the benefit the project will afford the community. An annual payment structure is recommended to keep both parties actively involved in the lease throughout its term.
2. Establishing the continued use of the site by both the City and Duke Energy for their respective utilities needs. This includes providing and maintaining access to the utilities. Any relocation of buried utilities (such as a portion of a City water line) will be established as a responsibility of CHCP with City oversight.
3. Requiring the project to meet all applicable permitting and development requirements for the life of the lease.
4. Allowing the opportunity for a shared stormwater management facility (pond) on the site for mutual benefit of City streets and the clinic

Examples of proposed *general conditions* for the lease, inherent with this type of agreement include, but may not be limited to:

1. the fate of the building and all facilities either if there is a breach during construction or during the lease, also the fate of same at the end of the lease.
2. specific allowable use of the property
3. access rights
4. details of the improvements to the property (including detailed plans and/or specifications)
5. certification of CHCP's availability of funds for constructing the project

6. a schedule for completion of the improvements and commencement of operations
7. responsibilities of CHCP for payment of utilities, fees, taxes, and operational expenses associated with the use of the property.
8. establishing the condition of the property is “as-is”
9. maintenance obligations and duty of CHCP to promptly repair or rebuild as applicable
10. indemnity and liability
11. insurance requirements
12. default procedures
13. limitations on assignment and subletting
14. City’s right to have representation on the CHCP Board as applicable regarding the operation of the proposed facility
15. environmental compliance requirements

Additional lease terms are expected to be negotiated and developed between parties as the draft agreement takes form. The final proposed lease will be brought to the Board of Commissioners for final approval.

**Attachments:**

1. Parcel location Map;
2. Concept plan for Clinic



Parcel Location Map

City parcel number 12-27-15-89982-046-0300, 1.6 acres



**COMMUNITY HEALTH CENTERS  
OF PINELLAS, INC.**

## **CHCP Tarpon Spring Dental Proposal**

Community Health Centers of Pinellas, Inc. (CHCP) is a not-for-profit Federally Qualified Health Center (FQHC) that serves the most vulnerable population of Pinellas County, Florida. CHCP began as the vision of Dr. Johnnie Ruth Clarke, a civil rights activist who sought to fill a gap in medical services for the African-American residents of the city of St. Petersburg. In 1985, CHCP opened the Johnnie Ruth Clark Health Center in the basement of a St. Petersburg church.

Today, CHCP operates a network of eleven health centers strategically located in areas of the highest need throughout the County. CHCP provides high quality healthcare to nearly 55,000 patients for over 170,000 medical/dental visits a year. Services provided include family and pediatric medicine, obstetrics and gynecology, dental care, pharmacy, chiropractic, behavioral health, nutrition, podiatry, and access to mental health and substance use disorder care.

CHCP has achieved dual-accreditation from the Accreditation Association for Ambulatory Health Care, Inc. (AAAHC) and the National Committee for Quality Assurance (NCQA). Both accrediting agencies awarded CHCP with the highest level of certification as a Patient Centered Medical Home. **The mission of CHCP is to provide quality healthcare services to all.**

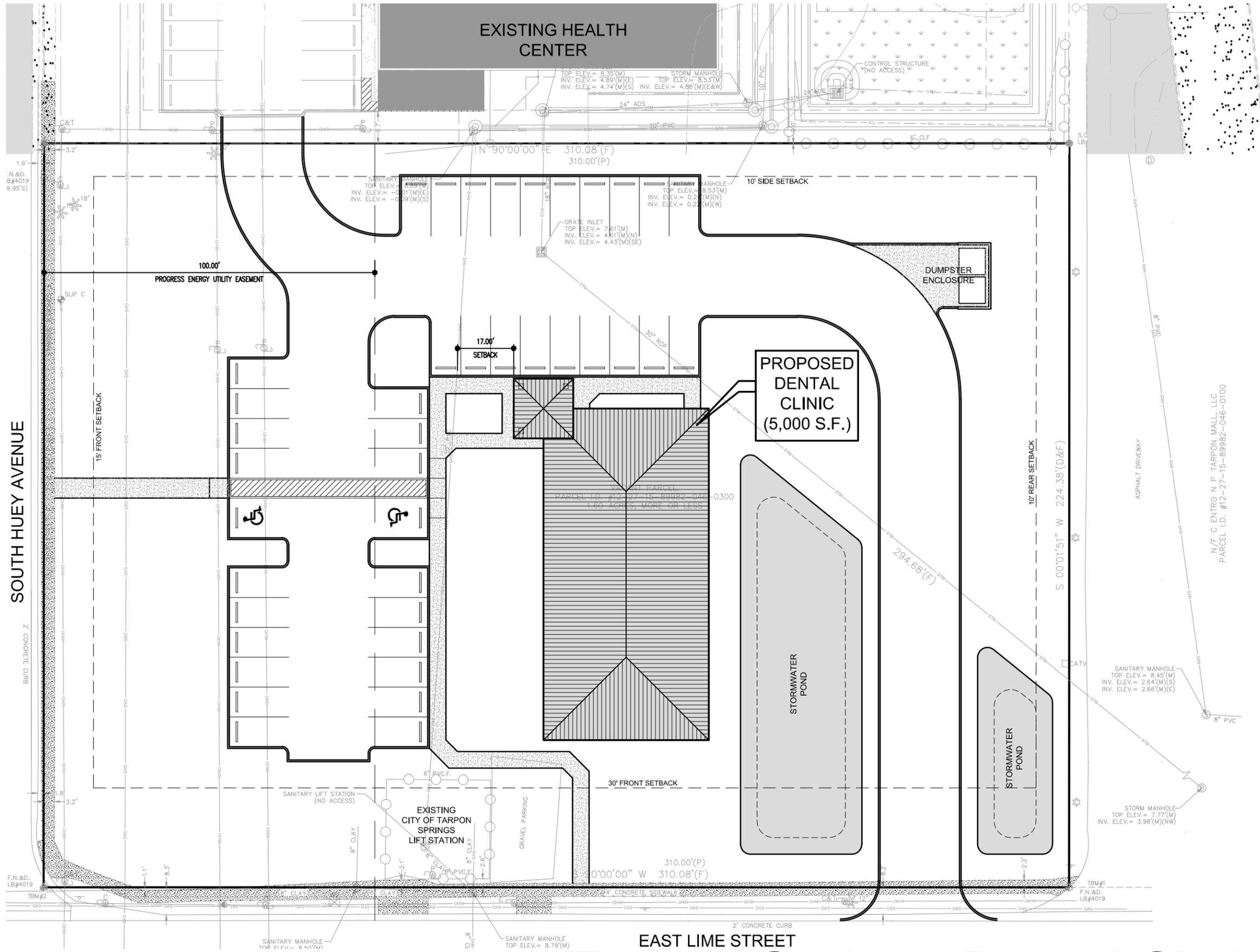
### **Need for Dental Services**

Oral health care is a vital component of a person's overall health and success. Untreated dental disease in children affects their ability to eat well, sleep, talk, and smile. It affects their self-esteem as well as their ability to pay attention and learn at school. Studies show that children with poor oral health are almost three times more likely to miss school due to dental pain and four times more likely to perform poorly in school than those without dental disease. Poor oral health in adults impacts their employment and overall financial stability. Studies show that dental care poses a greater financial barrier to Americans than mental health, prescription drugs or other health needs (Children's Dental Health Project.)

**CHCP proposes to expand dental services to the Tarpon Springs community to increase access to preventative oral health services for low-income, uninsured and underinsured residents of Pinellas County.**

In 2016, 37.3% of Pinellas County adults did not visit a dentist or dental clinic and 49.1% had a permanent tooth removed because of tooth decay or gum disease. In 2015, Pinellas County dental-related emergency room visits exceeded \$17 million (FL Health Charts.) Readily accessible and affordable dental care is extremely important to the future health of the Tarpon Springs community.

CHCP provided 9,000 patients with close to 19,000 dental visits in 2017 from its St. Petersburg and Clearwater dental centers. Through an expansion of services in Tarpon Springs, CHCP will be able to provide essential oral healthcare services to the residents of North Pinellas County.



N/F C ENTRO N P TARPON MALL, LLC  
 PARCEL I.D. #12-27-15-89982-046-0100



# Tarpon Springs Dental Clinic

Concept 02 | 08.20.18

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