Introduced: 1/13/2023 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** BoS Agreement

a. Authorize the Chief Executive Officer for Natividad or his designee to execute a residential lease agreement with 1701 Independence, LLC dba Creekbridge Apartments for housing of student doctors and resident physicians performing services at Natividad for an amount not to exceed $29,200 with an agreement term February 1, 2023 through January 31, 2024.
b. Authorize the Auditor Controller to make lease payments of $2,425 per month in accordance with the terms of the residential lease agreement.
c. Authorize the Chief Executive Officer for Natividad or his designee to execute three future renewals to the residential lease agreement for three (3) additional twelve (12) month terms under the same general terms and conditions provided there is not a significant increase to the amount of the monthly lease payments, and to make minor revisions to the lease agreements if deemed by the Deputy Purchasing Agent for Natividad to be in the best interest of the County to do so, subject to review and approval of County Counsel and County Auditor Controller.
d. Approve the Natividad Chief Executive Officer's recommendation to accept non-standard indemnification, insurance, limitations on liability, and limitations on damages provisions within the agreement.

RECOMMENDATION:

It is recommended the Board of Supervisors:

a. Authorize the Chief Executive Officer for Natividad or his designee to execute a residential lease agreement with 1701 Independence, LLC dba Creekbridge Apartments for housing of student doctors and resident physicians performing services at Natividad for an amount not to exceed $29,200 with an agreement term February 1, 2023 through January 31, 2024.
b. Authorize the Auditor Controller to make lease payments of $2,425 per month in accordance with the terms of the residential lease agreement.
c. Authorize the Chief Executive Officer for Natividad or his designee to execute three future renewals to the residential lease agreement for three (3) additional twelve (12) month terms under the same general terms and conditions provided there is not a significant increase to the amount of the monthly lease payments, and to make minor revisions to the lease agreements if deemed by the Deputy Purchasing Agent for Natividad to be in the best interest of the County to do so, subject to review and approval of County Counsel and County Auditor Controller.
d. Approve the Natividad Chief Executive Officer's recommendation to accept non-standard indemnification, insurance, limitations on liability, and limitations on damages provisions within the agreement.

SUMMARY/DISCUSSION:

Creekbridge Apartments at 1757 Independence Boulevard, Unit 204:

The visiting student and resident program at Natividad has existed for over twenty years. Learning resources and administrative support are offered up to four students or residents for two-to-six-week periods throughout the year. Natividad uses the apartment for visiting students from several medical schools and residencies; offering housing is an important incentive for visiting students, who are more likely to apply and match to Natividad's Family Medicine Residency after rotating here. Housing must be located within a reasonable distance from the hospital. Since August 2005, Creekbridge Apartments has provided access, proximity, and cost effectiveness.

The refundable security deposit of $600 collected from the original lease will be transferred and applied as the security deposit to the new lease. The lease agreement also includes provisions for late payment, return check, after hour key charges and the collection of a refundable security deposit. These charges and conditions are viewed as industry standard for apartment complexes with similar amenities. The County may terminate the new lease upon sixty day written notice.

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel has reviewed and approved this residential lease agreement as to form, and the Auditor Controller has reviewed and approved as to payment provisions. The residential lease agreement has also been reviewed and approved by Natividad's Finance Committee and by its Board of Trustees on January 13, 2023.

FINANCING:

The cost for this residential lease agreement is $29,200 of which $12,225 is included in the FY2022-23 Adopted Budget. Amounts for remaining years of the agreement will be included in those budgets as appropriate.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This lease agreement provides a home-like environment when necessary for resident physicians at Natividad. Resident physicians provide patient care on many levels at Natividad and this rental unit ensures that they are within close proximity to the hospital.

__ Economic Development
__ Administration
X_ Health and Human Services
__ Infrastructure
__ Public Safety

Prepared by: Dr. Melissa Nothnagle, Director of Family Medicine Residency, 755-4201
Approved by: Charles R. Harris, Chief Executive Officer, 783-2553

Attachments:
Creekbridge Apartments Lease Agreement for Residency Physician Housing

Attachments on file with the Clerk of the Board

Charles R Harris
Charles R. Harris, M.D., Chief Executive Officer

1/19/2023
Date