

Ordinance No. 32-2026

By Council Members: Davis, Conwell and Griffin (by departmental request)

An emergency ordinance authorizing the Director of Public Health to enter into a Lease By Way of Concession with Neighborhood Health Care Inc., dba Neighborhood Family Practice, for the public purpose of providing medical and clinical physician services at the Community Health Center at 2358 Professor Avenue, for a term of one year.

WHEREAS, under Ordinance No. 437-15, passed June 1, 2015, this Council authorized the Director of Public Health to enter into Contract No. CT-5005-NF2015*049 with Neighborhood Health Care Inc., dba Neighborhood Family Practice (“Lessee”), for the lease of office and meeting space located at Tremont Health Center, for the public purpose of providing medical and clinical physician services (the “Original Lease”); and

WHEREAS, the Lease expired on December 31, 2025; and

WHEREAS, the City and Lessee desire to enter into a new Lease By Way of Concession under the same relevant terms and conditions of the Original Lease, for a period of one (1) year, in order to continue to provide these necessary services; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That, notwithstanding Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Director of Public Health is authorized to enter into a Lease By Way of Concession (“LBWOC”) with Neighborhood Health Care Inc., dba Neighborhood Family Practice, aka Community Health Center, to provide medical and clinical physician services at the Tremont Health Center located at 2358 Professor Avenue, Cleveland, Ohio, Permanent Parcel No. 004-16-083. The LBWOC shall be for the use and occupancy of 6,016.25 total square feet of office and meeting space located on the first floor and part of the second floor of the Community Health Center.

Section 2. That the term of the LBWOC authorized by this ordinance shall be for one (1) year, from January 1, 2026, through December 31, 2026.

Section 3. That the property described above shall be leased at fair market-market value of the rental by way of providing of specific in-kind services through the operation of the Community Health Center, plus the City’s share of utilities, cleaning services, snow removal, pest control and security.

Section 4. That the LBWOC shall be prepared by the Director of Law and shall contain the same terms and conditions of the Original Lease and any other terms and conditions as are required to protect the interests of the City.

Section 5. That the Directors of Public Health, Law and other appropriate City officials are authorized to execute any other documents and certificates, and take any other actions that may be necessary or appropriate to enter into the LBWOC authorized by this ordinance.

Section 6. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed February 9, 2026.

Effective February 18, 2026.