

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 1, 2018

Item Number: **011**

Office of Real Estate Services

Authorize the negotiation and execution of an amendment to the lease with Planned Parenthood of Greater Texas, a Texas non-profit corporation, for the use of a City-owned 0.35 acre tract of land improved with a 3,720 square foot building located at 1823 East 7th Street, for the purpose of operating a family planning clinic, including one 20 year term with one 20 year extension option.

District(s) Affected: District 3

Lead Department	Office of Real Estate Services.
Fiscal Note	This item has no fiscal impact.
Prior Council Action	<p>June 15, 1972 - Approved a 120-month lease agreement.</p> <p>December 9, 1981 - Approved a 120-month lease renewal with one 120-month extension option.</p> <p>August 9, 2018 - Approved an Item From Council, Resolution No. 20180809-056, which approved negotiating a lease amendment with Planned Parenthood of Greater Texas for the building located at 1823 East 7th Street on consent on Council Member Garza’s motion, Council Member Alter’s second on a 10-1 vote. Council Member Troxclair voted nay.</p>
For More Information	Alex Gale, Office of Real Estate Services, (512) 974-1416; Megan Herron, Office of Real Estate Services, (512) 974-5649; Stephanie Hayden, Austin Public Health, (512) 972-5010..

Additional Backup Information:

Planned Parenthood is one of the nation's leading providers of high-quality, affordable reproductive healthcare for women, men, and young people. Planned Parenthood is a trusted nonprofit healthcare provider and has operated one or more health centers in Austin continually since 1937. In 2017, the Planned Parenthood of Greater Texas had three Austin health centers, and provided essential healthcare services to 19,571 women, men, and young people.

A third party market rent study conducted for the building indicated that the market rent range is \$26.00 to \$28.00/sf triple net. Planned Parenthood's base rental rate is \$1.00 per year. The public benefit of services the community receives from Planned Parenthood far exceeds the City receiving market rental rate. The community benefits include access to quality health care services, both physical and mental, which is a crucial indicator of a healthy life, physically and mentally.

The Planned Parenthood of Greater Texas East 7th Street health center (East 7th Street and Chicon Street) has been a healthcare and education resource in the Austin community since 1972. In 2017, 5,342 patients received the healthcare services. Additionally, 4,116 Austin area teens and adults were reached through sex education workshops, and training provided by Planned Parenthood's professional health educators. Planned Parenthood's sex education programs are designed to offer young people the information and resources to make responsible, informed decisions about their sexual health. These programs are offered throughout the community at no cost and in partnership with local nonprofits and youth-serving agencies.

Planned Parenthood's East 7th Street health center provides:

- A full range of birth control.
- Preventive healthcare exams.
- Screenings for breast and cervical cancer, and mammogram referrals for eligible patients in partnership with Susan G. Komen Austin.
- Testing and treatment for sexually transmitted infections (STIs) for women and men.
- Human immunodeficiency virus (HIV) testing and Pre-exposure prophylaxis (PrEP) & post-exposure prophylaxis (PEP) for women and men.
- Treatment for vaginal, and urinary tract infections.

E. 7th Street Health Center:	2017 Services
Unduplicated Patients	5,342
Birth Control (includes Long-Acting Reversible Contraception)	1,996
Long-Acting Reversible Contraception	597
Sexually Transmitted Infection Tests/Treatment (includes HIV Tests)	12,885
HIV Tests	1,597

Cervical Cancer Screenings	418
Clinical Breast Exams	495

The City-owned 3,720 square foot building was constructed circa 1940. Planned Parenthood has occupied this facility for family planning counseling and client testing since the fall of 1972. Building maintenance and repairs are the responsibility of Planned Parenthood. The maintenance and repairs in the recent past have included painting the interior and exterior of the building, installing exterior lighting, repairing exterior sheet metal on the building, installing new roofing at the entry, installing new carpet tiles, making repairs to the main roof, replacing vinyl tile flooring, adding new landscaping, installing a new awning at the entrance, installing new sinks and faucets in the laboratory and kitchen, installing an access control and security camera system and replacing the heating and air conditioning system.

To update the health center for the next generation of patients, Planned Parenthood has plans to renovate the health center, which will cost approximately \$1.2 million. Planned renovations and upgrades will enhance the exam rooms for patients, update the exterior, and replace utilities. This will be the first major renovation planned in more than 15 years at this health center location.

The lease renewal would expire in October 2038, with an additional twenty (20) year extension option thereafter.