



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: June 21, 2023

SUBJECT: Approval of Board signature of Document No. 2023-485, a lease with Mosaic Medical for space at 244 NW Kingwood Avenue in Redmond

RECOMMENDED MOTION:

Move approval of Board signature of Document No. 2023-485, a lease with Mosaic Medical for space at 244 NW Kingwood Avenue in Redmond.

BACKGROUND AND POLICY IMPLICATIONS:

In July 2021, Deschutes County acquired the building at 244 NW Kingwood Avenue in Redmond. This property was purchased with the intent of expanding health services to communities in the North County area.

Similar to the Health Services Building on Courtney in Bend, Mosaic Medical (Mosaic) will operate a primary medical care clinic (Clinic) at 244 Kingwood. The +/- 1,311 square feet used by Mosaic will include multiple examination rooms, offices, storage, and access to common areas such as breakrooms, restrooms and conference room space. Deschutes County Health Services (DCHS) and Mosaic previously memorialized a Memorandum of Understanding (MOU) 2023-219, to outline the services and operational responsibilities associated with the Clinic.

Mosaic is a Federally Qualified Health Center (FQHC) and serves a similar role to the Community Mental Health Program in that it provides safety net physical health services to individuals, regardless of their ability to pay. The Clinic will be open to the public, and will serve many behavioral health clients also seen by Deschutes County Behavioral Health at the same location. The colocation and partnership enables integration of services for Behavioral Health and Public Health clients, improves collaboration with client care, and increases referrals and engagement in care and coordination of patient care plans. In addition, the capacity for Mosaic to offer a viable primary care service in Redmond will ensure that behavioral health clients have access to the full span of health care services and that integration is fiscally viable for both partners.

Poorly managed physical health conditions are a primary reason that persons with serious mental health disorders die on average 25 years earlier than their counterparts in the

general population. For this reason, the Substance Abuse and Mental Health Services Administration (SAMHSA) made colocation of physical and behavioral health services a cornerstone of Certified Community Behavioral Health Clinics (CCBHCs), a demonstration project intended to transform behavioral health, improve quality of life for persons with mental health and substance use conditions, and improve payment methodologies for core services. Deschutes County has successfully participated in the CCBHC project since 2017, increasing access to behavioral health care, improving health outcomes and generating revenue needed to cover the costs of expanded services. Colocation and collaborating with Mosaic is key to the success of those efforts.

The initial lease will be effective upon execution through June 30, 2028, or five (5) years, with the option to renew for two additional (5) five year terms. The initial term and renewal options are contingent to the active operational Memorandum of Understanding (MOU).

Due to the significant benefit to Behavioral and Public Health clients and the CCBHC revenue generated that is dependent on the colocation of a FQHC, space is provided to Mosaic for zero consideration. Under the terms of the lease and contingent MOU, Mosaic is responsible for materials, supplies and expenses necessary to operate the Clinic, and Mosaic will reimburse DCHS for a portion of utilities associated with the proportionate share of the overall building utility costs.

BUDGET IMPACTS:

\$0 rent; Mosaic Medical will reimburse Deschutes County Health Services for a proportionate share of utilities.

ATTENDANCE:

Kristie Bollinger, Property Manager
Christopher Weiler, Health Services Operations Officer