



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, June 1, 2022

SUBJECT: Consideration of Document No. 2022-210, a Lease between Deschutes County and Mosaic Medical

RECOMMENDED MOTION:

Move to approve and sign Document No. 2022-210.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns a 38,000 square foot building located at 2577 NE Courtney, Bend, known as the Deschutes County Health Services Building. In 2018, Deschutes County Health Services (DCHS) and Mosaic Medical (Mosaic) entered into a Memorandum of Understanding (MOU) to operate a Primary Medical Care Clinic (Clinic) at this location. The Clinic is located in Suite 100 and consists of multiple exams rooms and office space totaling +/- 2,732 square feet. The County and Mosaic entered into a Revocable License effective January 1, 2018 through June 30, 2023 to memorialize the use of the space, which included two consecutive 1-year options to extend.

Because poorly managed physical health condition are a primary reason that persons with serious mental health disorders die on average 25-years earlier than their counterparts in the general population, the Substance Abuse and Mental Health Services Administration (SAMHSA) made co-location 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.

Mosaic is a Federally Qualified Health Center 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 is open to the public, and serves many behavioral health clients also seen by Deschutes County Behavioral Health in the same building. Co-location enables integration of services for both Behavioral Health and Public Health clients. Co-location also improves collaboration on client care, increasing referrals and engagement in care and coordination of patient care plans. In addition, the capacity

for Mosaic to offer a viable primary care service at the Clinic ensures behavioral health clients have access to the full span of health care services and that integration is fiscally viable for both partners at this location.

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. Co-location with Mosaic Medical is key to the success of those efforts.

Due to the significant benefit to Behavioral Health and Public Health clients and the CCBHC revenue generated that is dependent on co-location, Mosaic is provided space for zero consideration. Due to the nature of the Clinic and its exclusive use of certain exam rooms and office space, it was determined that a Lease should be executed for the use of space at the Clinic (versus a Revocable License). Additionally, rooms at the building were recently renumbered, two rooms were added to the Clinic's space, and contact information and insurance requirements have been updated; a new Lease will memorialize those changes and will include the original expiration date of June 30, 2023 and the original two 1-year options to extend.

Under the terms of the Lease and contingent MOU, Mosaic is responsible for materials, supplies and expenses necessary to operate the Clinic, and Mosaic reimburses DCHS for utilities specific to Suite 100.

BUDGET IMPACTS:

Zero rent; Mosaic Medical reimburses Deschutes County Health Services for utilities.

ATTENDANCE:

Kristie Bollinger, Property Manager

Christopher Weiler, Health Services Operations Officer