



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** June 25, 2025

**SUBJECT:** Approval of a lease with Mosaic Community Health for space at the Deschutes County Health Services Building located at 2577 NE Courtney Drive in Bend

**RECOMMENDED MOTION:**

Move approval of Document No. 2025-418, a lease with Mosaic Community Health for +/- 2,810 square feet of space at the Deschutes County Health Services Building in Bend to operate a primary medical care clinic.

**BACKGROUND AND POLICY IMPLICATIONS:**

Deschutes County owns a +/- 38,000 square foot building located at 2577 NE Courtney Drive, Bend known as the Deschutes County Health Services Building.

Since 2018, Deschutes County Health Services (DCHS) and Mosaic Community Health (Mosaic) have been parties to a Memorandum of Understanding (MOU) to operate a Primary Medical Care Clinic (Clinic) at the Courtney location. The Clinic consists of +/- 2,810 square feet located in Suite 100 and includes multiple exams rooms and office space.

Because poorly managed physical health condition are a primary reason that mortality rates for persons with serious mental health disorders are on average 25-years earlier than their counterparts in the general population, 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 (CCBHC). The demonstration project's objective is to transform behavioral health, improve quality of life for people with mental health and substance use conditions, and improve payment methodologies for core services. Deschutes County has successfully participated in the CCBHC project, increasing access to behavioral health care, improving health outcomes and generating revenue needed to cover the costs of expanded services.

The Clinic is open to the public and serves many Deschutes County Behavioral Health clients at the same location. Colocation enables integration of services for both Behavioral Health and Public Health clients, and 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.

The 2-year lease aligns with the current MOU between DCHS and Mosaic that outlines services. Due to the significant benefit to DCHS clients and the CCBHC revenue generated that is dependent on colocation, Mosaic occupies said space for zero consideration. Mosaic is responsible for supplies and expenses necessary to operate the Clinic and reimburses DCHS for utilities specific to Suite 100.

Currently, Mosaic is planning to vacate the Courtney space in approximately 2-years.

**BUDGET IMPACTS:**

Zero cost lease; Mosaic Medical reimburses DCHS for utilities.

**ATTENDANCE:**

Kristie Bollinger – Deschutes County Property Manager

Holly Harris – Interim Deschutes County Health Services Director

Christopher Weiler – Deschutes County Health Services Operations Officer