

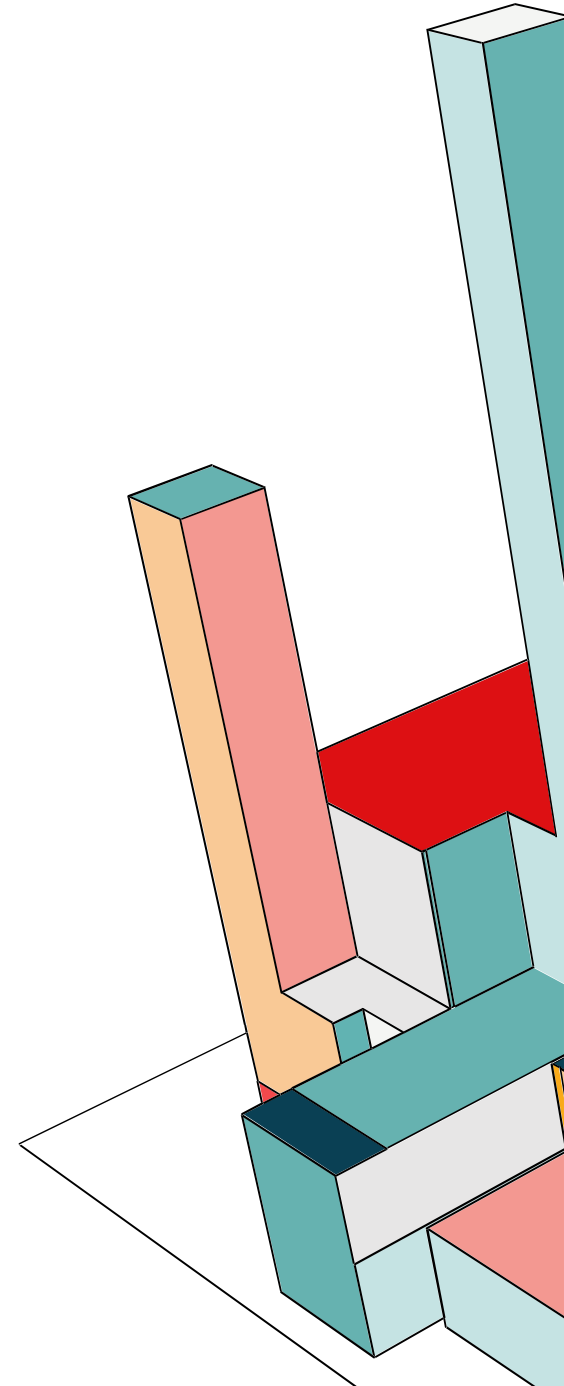


FEDERAL WAY PUBLIC HEALTH CLINIC SALE

PROPOSED ORDINANCE 2025-0039

HISTORY AND HIGHLIGHTS

- PHSKC and HealthPoint have partnered for 30+ years at this location, and are co-located at five other locations
- Building requires significant repairs and maintenance that PHSKC can't afford
- Discussions began in 2017; progress was slowed by the pandemic
- Proposal to sell to HealthPoint is unrelated to budget challenges faced by PHSKC clinics
- Demand for services in south King County is increasing - expanded capacity is needed at this location
- Public Health will continue to operate the same services at this location and with the same level of PH staffing



LOOKING AHEAD

- A modernized, welcoming Center for Health and Wellness
 - Improved layout to maximize space and add capacity for medical and dental services
 - Redesigned space will promote efficiency and integration of HealthPoint and PHSKC services for a more seamless patient experience
 - Much needed repairs to building infrastructure and systems
- HealthPoint has a strong track record of completing capital projects that benefit community
- HealthPoint and PHSKC will co-design the new space, including contributions from employees in both organizations





KEY DETAILS

- Property declared as surplus in 2022
- HealthPoint will invest at least \$8M for repairs and improvements
- Must continue to operate as a Community Health Center for 15 years per restrictive covenant
- 10 years free rent for PHSKC
- Lease includes with two five-year options to extend at market rate
- Sublease option included should PHSKC's needs change