

# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Department of Sustainable Development and Construction City Council Agenda Item #18 for Foremost Family Health Clinic**

The following Department of Sustainable Development and Construction item will be considered by City Council on the June 24, 2020 Agenda:

**Agenda Item #18** - Authorize a five-year lease agreement, with two five-year renewal options with Martin Luther King, Jr. Family Health Clinic doing business as Foremost Family Health Centers for approximately 25,247 square feet of office space located at 2922 Martin Luther King, Jr. Boulevard, Building B to be used as a family health and wellness facility for the period July 1, 2020 through June 30, 2025 - Estimated Revenue: General Fund \$180,000.00

The Martin Luther King, Jr. Family Clinic dba Foremost Family Health Centers (FFHC) has provided services to the Dallas community for more than three decades and currently rents 90% of Building B on the Martin Luther King Jr. Community Center Complex with annual renewals. This item will provide the security of a long-term lease contract, which will assist in bolstering FFHC's competitive advantage when applying for certain federal funding opportunities through the Bureau of Primary Health Care and the US Department of Health and Human Services. Additionally, this long-term contract enables the clinic to confidently invest in patient care services, interior improvements and remodeling.

Health centers are community-based and patient-directed organizations that deliver comprehensive, culturally competent, high-quality primary health care services. For nearly 35 years, FFHC has been a staple in the community, at the MLK Jr. Community Center, and has become synonymous with affordable family health care. Health centers such as FFHC, overcome geographic, cultural, linguistic, and other barriers to care by delivering coordinated and comprehensive primary and preventive services.

FFHC provides family physicians, internists, OB/GYN, pediatricians, dentists, dental hygienists, and licensed clinical psychologists; more importantly, these services are accessible to insured, uninsured, and underinsured patients of all ages. The community care provided through FFHC reduces health disparities by emphasizing care management of under-served populations and patients with multiple health care needs and the use of key quality improvement practices, including health information technology.

FFHC has made a commitment to create as many career opportunities for individuals who live in the South Dallas and surrounding communities; to offer very competitive salary and benefits for all positions; to provide the necessary resources to all staff members

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(including state-of-the-art medical and dental equipment) so that their services are delivered to patients with the best chance of improved health care outcome. FFHC has worked diligently to foster a multi-racial and multi-cultural organizational culture which expects compassion, health & well-being; teamwork; strong/trusting relationship; respect & accountability; honesty & integrity from all staff at all levels at all times. They continue to develop and maintain solid public-private partnerships with businesses within and beyond the DFW-Metroplex. FFHC are needed in this community to provide access, build health equity and improve the safety of our residents.

FFHC experienced revenues of over \$8 million in 2019 and all of our revenues are reinvested into the organization, including salaries, direct patient care services, equipment, supplies, staff training, recruitment and retention of qualified staff, contracts with outside organizations and companies which provide additional health care and support services that we do not provide on-site.



Nadia Chandler Hardy  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Laila Aleqresh, Chief Innovation Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors