

City and Inova Proposal Related to Relocation of Neighborhood Health Services (NHS) from the Casey Clinic.

1. NHS stays at the Casey Clinic until 2028 which is the year when INOVA is scheduled to move.
2. NHS plans and searches for space in Alexandria within the NHS desired patient service ZIP codes starting in 2026 with a move-in date to coincide with the Hospital's closure.
3. Medical office space at Landmark for NHS will be considered as an option if within the desired ZIP codes.
4. Starting when NHS moves, Inova contributes up to \$300,000 per year to NHS (\$30@ sq ft X 10,000 sq ft) for rent, subject to continued inclusion of at least such amount in City's approximately \$940K annual contribution to Inova. Agreement would be subject to appropriation by the City, with the City having total discretion as to the appropriation amount.
5. Commitment set forth in #4 shall cease upon any sale or change of control of NHS. City would be free to move rent support monies directly from Inova appropriation to new entity.
6. INOVA pays City residual capital value of the City capital investments in the Casey Clinic building in 2027 based on using three appraiser method.
7. City contributes residual value of Inova payment to the City for the residual value of the Casey Clinic building to NHS either in the form of Tenant Improvements and/or FF&E for the move. Any residual value remaining goes towards NHS rent.
8. Alexandria Department of Health employees of the Virginia Department of Health (VDH) now housed at the Casey Clinic will be moved elsewhere within the City, with the City and VDH responsible for identifying relocation site, as well as fully funding related costs.
9. Proposal to be implemented through an amended memorandum of understanding between the City and Inova, as well as an amendment to the existing Casey Clinic ground lease between the City and Inova.

