



# WARREN COUNTY BOARD OF COMMISSIONERS

602 WEST RIDGEWAY STREET

POST OFFICE BOX 619

WARRENTON, NORTH CAROLINA 27589

Victor Hunt, Chairman  
Tare Davis, Vice Chairman  
Bertadean Baker  
Jennifer Pierce  
Walter Powell

Linda T. Worth  
County Manager

Angelena Kearney-Dunlap  
Clerk to the Board

State of North Carolina

County of Warren

## Resolution In Support of Provision of Primary Healthcare Services Dr. Demaura H. Russell

**WHEREAS** December 2017, the concept of H.O.P.E. Rural Healthcare Initiative © (HOPE Healthcare) was presented to the Warren County Board of Commissioners, and

**WHEREAS** it pleased the Board of Commissioners for the County of Warren to offer health care to Warren County citizens on a more convenient, local basis, and

**WHEREAS** a request for support of the H.O.P.E. Rural Healthcare Initiative was solicited as a means to expand and improve healthcare services in Warren County, and

**WHEREAS** the H.O.P.E. Rural Healthcare Initiative was conceived by Pier View Community Innovations, Inc. and incorporates four strategic pillars:

- (1) Expand access to primary healthcare services in underserved areas
- (2) Prepare at-promise job seekers to obtain sustainable healthcare careers
- (3) Revitalize community investment
- (4) Boost the region's rural economy

**WHEREAS** the Warren County Board of Commissioners conveys by Resolution, support to the H.O.P.E. Rural Healthcare Initiative and Dr. Demaura H. Russell, an essential partner in the project.

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"This institution is an equal opportunity provider and employer."

**FURTHER BE IT KNOWN** that Dr. Russell has committed her professional medical services to bring enhanced primary healthcare services to the area and has worked to incorporate a new medical business.

**BE IT THEREFORE KNOWN** that the Warren County Board of Commissioners supports the HOPE Rural Healthcare Initiative and authorize Dr. Russell's request to enter into a Lease Agreement to occupancy medical building located at 546 West Ridgeway Street, Warrenton (formerly Warren County Free Clinic) for a period of two years, commencing July 1, 2017, at the rate of \$1.00 per month.

**Lessee name: H.O.P.E. Regional Medical Center  
Director Dr. Demaura H. Russell.**

**Adopted this the 1<sup>st</sup> day of May 2017.**

Warren County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Victor Hunt, Chairman

\_\_\_\_\_  
Angelena Kearney-Dunlap, Clerk

**STATE OF NORTH CAROLINA  
COUNTY OF WARREN**

**LEASE**

**THIS LEASE AGREEMENT** (hereinafter, "Agreement"), made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between **Warren County**, a body politic and corporate (hereinafter, "Landlord"), and the **H.O.P.E. Regional Medical Center** (hereinafter, "Lessee");

**THAT WHEREAS**, Landlord, has 2200 square feet office space in Warren County (hereinafter, "the Premises") available for lease, located at 546 W. Ridgeway Street and known as the Warren County Doctor's Office Building and;

**WITNESSETH:**

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, the legal existence and sufficiency of which the parties admit and acknowledge Landlord and Lessee hereby agree as follows:

1. Landlord leases to Lessee and Lessee rents from Landlord, upon the terms and conditions which hereafter appear.
2. The terms of this lease shall be for a period of two years, commencing July 1, 2017 and ending on July 1, 2019, provided that in the event Lessee decides to move, this lease may be terminated by giving sixty (60) days written notice to the Lessor.
3. The rental charge reserved to the Lessor, which the Lessee hereby promises and undertakes to pay is \$1.00 per month, payable monthly in advance, beginning the 1<sup>st</sup> day of July, 2017. If Lessee fails to pay, such default shall continue for a period of ten (10) days after the due date, then the Lessor at may elect to terminate this lease and shall be entitled to immediate possession of the leased premises. The provisions of this paragraph shall be construed to waive any provisions of law affecting the rights of landlords and tenants.
4. Upon termination of the lease, the Lessee and her personal representatives shall have the right to remove from the leased premises all furniture and equipment which have been or may hereafter be placed in the leased premises by the Lessee. Any fixtures placed on the premises by the Lessee may be removed at her expense, provided that in the removal of such fixtures, no damage shall be done to the leased premises.
5. In the event that the leased premises shall be destroyed by fire, wind or other hazard or damaged to the extent that it is no longer fit for occupancy, then the Lessor may repair the leased premises or declare the lease to be terminated. It is further agreed that in the event that the Lessor shall elect to repair the leased premises, then the Lessee shall not be liable for rent during that period in which the leased premises shall be unfit for occupancy.
6. No services and/or utilities shall be provided by the Lessor as part of this lease.

7. The Lessor shall not be liable to the Lessee for any damage done to the furniture and equipment placed in the leased premises by the Lessee or any other person by reason of fire, water, wind, or other hazard.
8. The Lessor agrees to maintain the leased premises in a condition comparable to its present condition, ordinary wear and tear excepted.
9. The Lessee agrees to make minor repairs and the Lessee further agrees that no unlawful or offensive use of the leased premises will be made by him or by any other person holding or claiming under this lease.
10. It is agreed that the Lessee shall have the right to renew this lease for additional terms, subject to the escalation for utilities.

IN WITNESS WHEREOF THE Lessor has caused this lease to be executed in its name and the Lessee has hereunto subscribed his/her name and affixed his/her seal on the \_\_\_\_ day of \_\_\_\_\_, 2017.

WARREN COUNTY MANAGER

\_\_\_\_\_  
Angelena Kearney-Dunlap, Clerk  
Warren County Board of Commissioners

\_\_\_\_\_  
Robert Murphy, Interim County Manager

Attest

H.O.P.E Regional Medical Center

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Dr. Demaura H. Russell, MD, Director



COMMUNITY INNOVATIONS, INC. - POST OFFICE BOX 313, MANSON, N. C.  
27553 – (252) 456-9058 – E-MAIL: [pierviewcommunity@embarqmail.com](mailto:pierviewcommunity@embarqmail.com) –WEB: [pvciinc.com](http://pvciinc.com) ///  
*Strategies for Engaging Rural Communities – Program Initiatives for Growth and Sustainability - Life Skills Empowerment -  
Management through Workforce Development – Leadership f/ Excellence – Resource Sustainability - Creating Synergy through Coordination  
and Collaborative Partnerships*

## MEMORANDUM

TO: Warren County Board of Commissioners  
FROM: Jane Ball-Groom, Executive Director  
DATE: April 10, 2017

RE: At the 4/19/17 Work Session of the Warren County Board of Commissioners the following is requested - **Request Lease Agreement - Building Occupancy, 546 West Ridgeway Street, Warrenton – Purpose: Provision of Primary Healthcare Services, Dr. Demaura H. Russell**

In December, 2017, we presented the H.O.P.E. Rural Healthcare Initiative © (HOPE Healthcare) to the Warren County Board of Commissioners and was pleased to receive your support. As a means to expand and improve healthcare services in Warren County, the HOPE program was conceived by Pier View Community Innovations, Inc. and incorporates four strategic pillars:

- (1) Expand access to primary healthcare services in underserved areas
- (2) Prepare at-promise job seekers to obtain sustainable healthcare careers
- (3) Revitalize community investment
- (4) Boost the region's rural economy

Dr. Demaura H. Russell, an essential partner in the HOPE Rural Healthcare Initiative has committed her professional medical services to bring enhanced primary healthcare services to the area and has worked to incorporate a new medical business.

By this Memorandum and authorization by Dr. Russell, a request for Lease Agreement is made for occupancy of the vacant building located at 546 West Ridgeway Street, Warrenton (formerly Warren County Free Clinic) for a period of two years, commencing July 1, 2017, at the rate of \$1.00 per month. **Lessee name: H.O.P.E. Regional Medical Center, Director Dr. Demaura H. Russell.**

Upon request, additional information will be provided.

Thank you.

Cc: Dr. Demaura H. Russell  
P.V.C.I. Inc.