

February 16, 2023

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
 Clackamas County

**Approval of an Order approving the purchase of Quality Inn property at 9717 SE Sunnyside Road, Clackamas, OR 97015 and delegating signature authority to execute all documents reasonably necessary to complete the closing of the purchase of the Property.**

<b>Previous Board Action/Review</b>	Briefed at Issues – 2/14/2023		
<b>Performance Clackamas</b>	1. Ensuring safe, healthy and secure communities by accessing resources for critical housing infrastructure.		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	N/A
<b>Contact Person</b>	Adam Brown	<b>Contact Phone</b>	971-421-0133

**EXECUTIVE SUMMARY:** Health, Housing & Human Services is seeking Board approval of an Order approving the purchase of the real property and improvements generally known as the Quality Inn, located at 9717 SE Sunnyside Road, Clackamas, OR 97015, and delegating signature authority to execute all documents reasonably necessary to complete the closing of the purchase of the Property.

Dating back to the State of Oregon’s launch of its \$65 million Project Turnkey program in 2020 – a program that makes one-time funding available to local jurisdictions and community-based organizations for capital acquisition and/or conversion of motels into short-term housing – Clackamas County has been actively evaluating and pursuing motel sites to acquire. In what has come to be known as Project Turnkey 1.0, the State funded 19 shelters in 13 counties, leading to a 20% increase in the state supply of shelter beds – nearly 900 units. Despite a lot of hard work and a severe lack of shelter and transitional housing infrastructure, Clackamas County was not successful in securing a site during Turnkey 1.0.

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But building on the success of other counties around the state, Project Turnkey 2.0 was launched this past June and the State made an additional \$50 million available for this second chance. In September, following its submission of a funding application in July, Clackamas County was notified that its application was approved to move on to Phase 2 of the process.

Over the course of the past six months, the county pursued sites to acquire, carried out extensive public outreach and engagement, negotiated a Purchase & Sale Agreement for the 110-unit Quality Inn, carried out due diligence on the property, and developed and approved a preliminary site management and program design plan. Phase 2 of the process is now complete and the county is ready to proceed in acquiring the Quality Inn and bringing additional critical transitional housing infrastructure to the community.

**RECOMMENDATION:** Staff recommend Board approval of the Order approving purchase of the Property and delegating limited signing authority to the Clackamas County Chair of the Board of Commissioners (the “Chair”) and/or the County Administrator to execute all documents reasonably necessary to complete the closing of the purchase of the Property.

Respectfully submitted,

Rodney A. Cook  
Director

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving  
Purchase of Quality Inn Property at  
9717 SE Sunnyside Road,  
Clackamas, OR 97015



Board Order No. \_\_\_\_\_  
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**Whereas**, on or about December 12, 2022, Clackamas County, through its Department of Health, Housing, and Human Services (“H3S”), entered into a purchase and sale agreement (“Agreement”) with YKC Hospitality, LLC to purchase certain real property generally described as 9717 SE Sunnyside Rd., Clackamas, OR 97015 (the “Property”);

**Whereas**, the Agreement contains multiple conditions that must occur prior to the closing of the purchase of the Property;

**Whereas**, one such condition is approval, by the Board of County Commissioners of Clackamas County (the “Board”), to proceed with the purchase of the Property, subject to any other conditions contained in the Agreement;

**Whereas**, the Board has determined it is in the best interest of Clackamas County to proceed to closing of the purchase of the Property, subject to completion of all remaining conditions to closing set forth in the Agreement including, but not limited to, completion and County’s acceptance of all remaining due diligence, and receipt of sufficient funds from all funding sources, including the State of Oregon, necessary to purchase the Property;

**Whereas**, the closing of the purchase of the Property may require the execution of additional documents;

**Whereas**, the Board has determined it is in the best interest of the County to delegate limited signing authority to the Clackamas County Chair of the Board of Commissioners (the “Chair”) and the County Administrator to execute all documents reasonably necessary to complete the closing of the purchase of the Property;

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**OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving  
Purchase of Quality Inn Property at  
9717 SE Sunnyside Road,  
Clackamas, OR 97015



Board Order No. \_\_\_\_\_  
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**NOW, THEREFOR, the Clackamas County Board of County Commissioners orders as follows:**

1. The Board hereby approves proceeding to the closing of the purchase of the Property, subject to satisfactory completion of all additional conditions set forth in the Agreement including, but not limited to, completion and County's acceptance of all remaining due diligence, and receipt of sufficient funds from all funding sources, including the State of Oregon, necessary to purchase the Property; and
2. The Chair and the County Administrator are hereby delegated signing authority to execute all documents reasonably necessary to complete the closing of the purchase of the Property.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary