



Elizabeth Comfort  
Finance Director, Interim

**Department of Finance**

Public Services Building  
2051 Kaen Road, Suite 490 | Oregon City, OR 97045

June 23, 2022

Board of County Commissioners  
Clackamas County

Members of the Board:

Approval of Lease Amendment #3 for the Homestead Building with  
Homestead Building, LLC for the Sandy Behavioral Health Center

<b>Purpose/Outcomes</b>	Approval of a one (1) year lease amendment for the Homestead Building
<b>Dollar Amount and Fiscal Impact</b>	FY 2022-2023 monthly rent is \$4,400.00 for a total contract value of \$52,800.00
<b>Funding Source</b>	There are no General Funds used for this lease. Fees for Services (89%) and Grant Funds (11%) Program Name: WIC (9%) Program Name: WIC Peer Counseling (2%) Program Name: Sandy Behavioral Health (89%)
<b>Duration</b>	Lease term is for July 1, 2022, through June 30, 2023
<b>Previous Board Action</b>	Current lease approved on June 27, 2019, Consent Item B.3, Lease Amendment #1 on June 18, 2020, Consent Item B.2 and Lease Amendment #2 on June 9, 2021, Consent Item C.4
<b>County Counsel Review</b>	Approved by signature on May 19, 2022
<b>Strategic Plan Alignment</b>	Supports ensuring safe, healthy, and secure communities
<b>Contact Person</b>	Jeff Jorgensen, Director, Facilities Management, 971.221.8033

**BACKGROUND:**

Clackamas County currently leases the Homestead Building at 38872 Proctor Boulevard, Sandy, from Homestead Building, LLC, to house the Sandy Behavioral Health Center (Center) and the Women, Infants, and Children (WIC) Program satellite offices. The current lease expires on June 30, 2022.

The Center provides mental health care coordination, consultation, crisis intervention, evaluation, treatments, skills training, as well as group therapy and peer support services. WIC provides health care, nutrition education, and nutritious food funds for pregnant, postpartum, and breastfeeding women, as well as children ages five and younger. It is likely that WIC will be able to use a space in the new Sandy Health Center.

The Health Centers Division is currently constructing the new Sandy Health Clinic and will use this facility for one more year in FY 2022-2023 to continue to provide vital health services in the Sandy community until all health services have transitioned over to the new clinic during the summer 2022.

**RECOMMENDATION:**

Staff recommends the Board approves and authorizes the Chair of the Board to execute this lease.

Sincerely,

*Elizabeth Comfort*

Elizabeth Comfort,  
Director, Finance

### **LEASE AMENDMENT #3**

This lease amendment #3 ("Amendment #3) is entered into between Homestead Building LLC ("Lessor") and Clackamas County ("County") and shall become part of the lease entered into between both parties June 27, 2019 ("Lease").

The purpose of this Amendment #3 is to make the following changes to the Lease:

#### **1. Lease term**

The lease term is hereby extended for a period of one (1) year, beginning July 1, 2022, and ending at midnight on June 30, 2023.

#### **2. Base Rent**

For the extended lease term, beginning July 1, 2022, Lessee agrees to pay rent of four thousand four hundred dollars (\$4,400.00) per month.

Except as expressly amended above, all other terms and conditions of the Lease shall remain in full force and effect.



By their signatures below, the parties to this Amendment #3 agree to the terms, conditions, and content expressed herein.

<b>LESSEE</b> CLACKAMAS COUNTY:  _____ Tootie Smith, Chair  Approved as to form:  _____ Office of County Counsel  _____ Date	<b>LESSOR</b> HOMESTEAD BUILDING LLC c/o DIANE EVANS, MANAGER PO BOX 1172 BORING, OR 97009  82-5122616 _____ Federal ID# <u>Diane Evans</u> _____ Authorized Signature  Diane Evans _____ Printed Name  4/19/22 _____ Date
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State of Oregon )  
County of Clackamas ) ss.  
This record was acknowledged before me on (date) \_\_\_\_\_ by Tootie Smith as the Chair of the Clackamas County Board of Commissioners.  
Signature of notarial officer: \_\_\_\_\_  
Stamp:  
Title of office: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of Oregon ARIZONA )  
County of Clackamas Maricopa ) ss.  
This record was acknowledged before me on (date) 04/19/2022 by Diane EVANS of Homestead Building LLC.  
Signature of notarial officer: Kristen M Taylor  
Stamp:  
Title of office: Notary  
My commission expires: 03/15/2024

