



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
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June 26, 2024

BCC Agenda Date/Item: _____

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Board of County Commissioners
Sitting as Board of Director of the
North Clackamas Parks and Recreation District

Approval of terms for the sale of the Wichita Center to the NCSD. Purchase price \$2,375,000 plus \$1 million field and facility credit. \$1 million of ARPA funds pledged to building repairs. No County General Funds are involved.

Previous Board Action/Review	Briefed in Executive Session on June 11, 2024		
Performance Clackamas	1. Which indicator of success does this item affect? Build public trust through good government.		
Counsel Review	Initials: JM	Procurement Review	N/A
Contact Person	Jeffrey D. Munns	Contact Phone	503-742-5984

EXECUTIVE SUMMARY: NCPRD owns the Wichita Center which has been operated by the North Clackamas School District (“NCSD”) under an agreement that provides for the use of NCSD fields and facilities by NCPRD. Throughout this period of negotiations between NCPRD and NCSD the community has shown strong support for this facility.

The center provides a wide range of services. Many of the services are for the students in the district. There are also social services provided by the State, Clackamas County and non-profit organizations. NCSD provides the following services at the Wichita Center:

- Food pantry
- Clothes closet
- McKinney-Vento (homeless services for students)
- After-school program administration
- Field and Facility Rental

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Services are also provided at the Wichita Center by other organizations:

- Clackamas County Children's Commission (Head Start, Early Head Start, Family outreach services)
- Ready, Set, Go!
- Oregon Department of Human Services – family counselor
- Clackamas County Public Health – Women, Infant, Children (WIC) services
- Clackamas County Behavioral Health
- North Clackamas Education Foundation

On June 6, 2024, representatives from the NCPRD Board of Directors, the NCSD School Board and staff met to discuss the sale of the Wichita Center. A tentative agreement was reached as follows:

1. Purchase price to be \$2,375,000 in cash at closing for the property.
2. Clackamas County to support and re-allocate \$1 million in ARPA funds for the necessary capital repairs of the Wichita Center.
3. NCPRD to receive priority status for the use and scheduling of NCSD fields and facilities.
4. NCPRD to receive a credit of \$1 million for use of fields and facilities. Youth programs will be charged at 2024 Class A rates for a period of 7 years. All other uses to be charged at current applicable rates.
5. NCSD will acquire the property in its current "as is" condition.
6. Close of the sale no later than September 30, 2024.

The total value of this agreement to NCPRD is \$3,375,000. The \$1,000,000 of ARPA funding continues the partnership between Clackamas County, NCPRD and NCSD in the Wichita Center. The valuable services will continue uninterrupted at this location. NCSD has also been encouraged to apply for community development block grants to increase funding available for the repairs to the facility.

RECOMMENDATION: Staff recommends the Board approve the above terms for the sale of the Wichita Center to the North Clackamas School District.

Respectfully submitted,



Jeffrey D. Munns
Assistant County Counsel