

June 1, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Purchase & Sale Agreement with Pamplin Real Properties for the purchase of real property located at 6605 SE Lake Road, Milwaukie, OR 97222, for Health Centers' Behavior Health Clinic. Agreement's total contract value is 11,000,000. Funding is through a combination of ARPA, Clinic, County General funds and County Full Faith and Credit and Bonds.

Previous Board Action/Review	Executive Session discussions about relocating the clinics occurred on 10/21, 11/21, 2/22, 7/22, 10/22, 12/22, 2/23, and 4/23 Briefed at Issues – 05/31/2023		
Performance Clackamas	1. Strategic Plan Alignment Ensure safe, healthy, and secure communities		
Counsel Review	Yes: Andrew Naylor	Procurement Review	No
Contact Person	Sarah Jacobson, Interim Director, Health Clinics	Contact Phone	503-201-1890

EXECUTIVE SUMMARY: Clackamas Health Centers CHCD of the Health, Housing and Human Services Department requests the approval of the Purchase and Sale Agreement of Real Property located at 6605 SE Lake Road, Milwaukie, OR 97222 for Health Centers Behavior Health Clinic.

The Stewart and Hilltop clinics, which provide mental health and substance abuse services to children, families, and adults, have been demolished as part of the Courthouse construction project. After reviewing alternative sites in different communities, staff identified a location that meets current and future expansion needs. The property is located at 6605 SE Lake Road in Milwaukie and includes a 43,444-square-foot building situated on 2.37 acres of land.

The sale price for this property is \$11.0 million and includes an extensive list of furnishings, fixtures, and equipment. An appraisal in May valued the property at \$10.64 million.

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The breakdown of funding source comprised of:

American Resue Plan Act	\$2.85 Million
County General funds	\$1.0 Million
Clinic Funds	\$150,000
Bond	\$7.0 Million

Final closing is contingent upon the County's satisfaction with the results of any and all inspections and environmental studies of the property.

RECOMMENDATION: Staff recommends that the Board of County Commissioners approve this Purchase and Sale Agreement.

Respectfully submitted,

Rodney A. Cook

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Health, Housing & Human Services