



Board of Directors
North Clackamas School District 12
12400 SE Freeman Way
Milwaukie, Oregon 97222

Agenda

North Clackamas Parks and Recreation District Joint Session with North Clackamas School District
Board

Wednesday, June 26, 2024 - 6:00 PM

Board Room/YouTube
12400 SE Freeman Way
Milwaukie, OR 97222

Times listed on the agenda below are only estimates and may be adjusted.

OPEN SESSION

6:00 Call to Order and Introductions

Native Land Acknowledgement 2

Flag Salute 3

6:05 1. Wichita Center Purchase Review and Discussion 4

Presenter: Cindy Detchon, Assistant Superintendent of Operations
Kia Selley, Director of North Clackamas Parks & Recreation District

6:30 2. Public Hearing of Property Transaction

6:45 3. North Clackamas School District Purchase of Wichita Center Property - Action 9

6:50 4. North Clackamas Parks & Recreation District Sale of Wichita Center Property - Action

6:55 Adjourn



Native Land Acknowledgment

We acknowledge the land on which we sit and which we call the North Clackamas School District rests on the traditional and indigenous lands and village sites of the Native peoples of the Kalapuya, Chinook, Molalla, and the Clackamas. We take this opportunity to offer gratitude for the ability to learn, work, and be a community on this land, and we offer thanks to the original caretakers of this region. We recognize the historic policies of colonization, genocide, relocation, and assimilation that affected Indigenous and Native families both past and present and that will affect those in the future, and honor the resilience and revitalization of our Indigenous and Native communities. We pay our respects to the Elders, both past and present, who have been the stewards of this land throughout the generations.



Flag Salute

I pledge allegiance to the Flag of the United States of
America, and to the Republic for which it stands, one Nation
under God, indivisible, with liberty and justice for all.



North
Clackamas Schools

**WICHITA CENTER
FOR
FAMILY & COMMUNITY**

Welcome! 
Wichita Center
for family & community

6031

4

NORTH
Clackamas Schools
Building Hours

MONDAY - FRIDAY
8:00am to 4:30pm
- FOOD PANTRY ~

NORTH
Clackamas Schools
Wichita Center
Building Information

OPTIONAL
either way, it's safety
and security

NCS D Services:

- Food pantry
- Clothes closet
- McKinney-Vento (homeless services for students)
- After-school program administration (CARE and 21st Century grant programs)
- Oral Health/dental program
- Field and Facility Rental



Partner Services:



FREE Dental Services

- Dental Screenings
- Dental Sealants
- Fluoride Varnish
- Supplies
- Referral And Resources
- Insurance Assitance
- Transportation
- Oral Health Education



Oregon Department
of Human Services

Community Assistance

- Nutrition Assistance
- Day Care Assistance
- Domestic Violence
- Refugee Assistance
- Oregon Health Plan
- Employment and Training



**READY,
SET, GO!**

Moving Lives Forward.

FREE Preschool Program

- Parent-Child-Interaction Groups (2x a week)
- Parenting Education
- Kinder Transition Support
- Field Trips
- Supports children of all abilities



Behavioral Health Services

- Child & Family Mental Health Services & Therapy
- Care Coordination
- Crisis Intervention
- Treatment Programs
- Peer Support



Clackamas County
Children's Commission

Head Start Programs

- Early Head Start- Prenatal and Family Support
- Head Start- Preschool Program
- Parenting Support



Nutrition Assistance

- Nutrition Education
- Breastfeeding Support
- Healthy Foods
- Health Screenings And Referrals



Terms of Sale

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.

Terms of Sale

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.

NORTH CLACKAMAS SCHOOL DISTRICT
PURCHASE OF WICHITA CENTER PROPERTY

ACTION
Agenda Item #3
June 26, 2024

SUPERINTENDENT’S RECOMMENDATION:

Authorize the Superintendent to enter into a purchase agreement for the Wichita Center real property for a total cash offer of no more than \$2.375 million and the equivalent of \$1 million credit in field and facility use by the North Clackamas Parks and Recreation District (NCPRD), with Clackamas County providing North Clackamas School District (NCSO) \$1 million in funds for capital improvements to the building and a closing date of no later than September 30, 2024.

Authorize the Superintendent to enter into an intergovernmental agreement with NCPRD establishing the terms for the \$1 million credit in field and facility use, including freezing the rates charged to NCPRD for youth programming at current Class A rates for seven years.

BUDGET IMPACT:

The district's net cash cost for acquiring the building and property is \$1.5 million. Approximately \$4 million to \$6 million, including the \$1 million return from Clackamas County, will need to be invested in capital improvements for necessary maintenance and upgrades, including a new roof, HVAC system, and electrical upgrades. In addition, NCSO will provide up to \$1 million in credit in field and facility use for NCPRD to provide programming to the community.

BACKGROUND:

The property (approximately 4.45 acres) is located at 6031 SE King Road in Milwaukie.

In 2018, NCPRD and NCSO engaged in a Strategic Partnership that traded money and multiple properties, including the Wichita property, for the mutual benefit of the organizations and community. As part of that partnership and the Intergovernmental Strategic Partnership and Transition Agreement, NCSO continued to operate services, providing food, clothing, and wrap-around services for students and families in need.

NCPRD no longer needs the current property, and NCSO wishes to continue to operate at the site to provide services for families. Both parties engaged in discussions and agreed to the following terms and conditions for NCSO to acquire the property:

- NCSO will pay \$2.375 million in cash to NCPRD
- Building and property will be sold in “as is” condition
- NCSO will provide \$1 million in credit for NCPRD's use of fields and facilities for community programs. NCPRD will be charged the current discounted Class A rates for youth programming for up to seven years or when the \$1 million credit is exhausted, whichever is soonest.

- Clackamas County will provide \$1 million to NCSD for capital improvements to the building
- An intergovernmental agreement will be developed to outline the conditions and procedures for the facility use
- Sales agreement to be finalized by September 30, 2024

Per Board Policy FEE-AR, an independent appraisal was conducted.

ATTACHMENTS:

Purchase Resolution

PRESENTER / STAFF CONTACT:

Cindy Detchon, Assistant Superintendent of Operations

RESOLUTION NO. R23/24-95

A RESOLUTION OF THE BOARD OF DIRECTORS OF NORTH CLACKAMAS SCHOOL DISTRICT NO. 12, DECLARING THE PUBLIC NECESSITY TO ACQUIRE THE WICHITA CENTER BY PURCHASE FROM THE NORTH CLACKAMAS PARKS AND RECREATION DISTRICT FOR THE CONTINUED PURPOSE OF PROVIDING COMMUNITY SUPPORT SERVICES AND AUTHORIZING THE NEGOTIATION THEREFORE, AND APPROVING SAID TRANSACTIONS.

WHEREAS, the North Clackamas School District No. 12 (the “District”) is authorized and responsible for, without limitation, the student body, instructional delivery, staffing, safety, supply, and transportation services of a public school system, including the location, construction, occupancy, operation and maintenance of facilities therefore. In addition, the District operates services providing food, clothing and wrap-around services for students and families in need.

WHEREAS, in 2018, the District and NCPRD entered into a Strategic Partnership Agreement that traded money and multiple properties, including the sale by the District to NCPRD of the Wichita School property, located at 6031 SE King Road in Milwaukie Oregon and consisting of a school building of approximately 33,994 square feet on 4.52 acres of land (the “Wichita Center”).

WHEREAS, following the sale, it was agreed that the District continued to operate its community support program at the Wichita Center through June 30, 2020. In 2020 the parties agreed to extend the District’s use of the property until June 30, 2026, unless earlier terminated as provided in the Strategic Partnership Agreement.

WHEREAS, NCPRD has determined that it no longer needs the Wichita Center and has agreed to sell the property to the District and the District has determined that the Wichita Center meets its needs to continue to offer community support services.

WHEREAS, the purchase price and terms of the sale for the Wichita Center between the District and the NCPRD has been agreed to as follows:

- a. The District will pay \$2.375 million in cash to NCPRD at closing;
- b. The property, including the school building will be sold in “as is” condition;
- c. The District will provide \$1 million in credit for NCPRD’s use of fields and facilities for community programs. NCPRD will be charged the current discounted Class A rates for youth programming for up to seven years or when the \$1 million credit is exhausted, whichever is soonest; and
- d. Clackamas County through an American Rescue Plan Act grant will provide \$1 million to the District for capital improvements to the building.

WHEREAS, the District has received a current professional fee appraisal of the Wichita Center confirming the value of the property and confirming the price being negotiated for the acquisition of the Wichita Center is within the current market value; and

WHEREAS, the consideration and recommendation of the Superintendent and her staff is that the purchase of the Wichita Center on the foregoing terms being negotiated is in the best interest of the District under the totality of the circumstances; and

WHEREAS, the Superintendent and her staff, aided by appropriate consultants and professionals, are best suited to complete the acquisition of the Wichita Center by the District; and

WHEREAS, the Board of Directors of the District having considered and deliberated at a public meeting the public interest and necessity of entering the purchase and sale agreement with Seller for the acquisition of the Wichita Center on the foregoing terms;

BE IT RESOLVED:

1. The proposed acquisition of Wichita Center from NCPRD by the District in exchange for the purchase price of \$2.375 million in cash and the other consideration described above, including the receipt of the \$1 million grant from Clackamas County, on final terms and conditions to be negotiated by the Superintendent and her designees, is approved by this Board of Directors of the District, is ratified and approved as the intention of the District, and the Superintendent and her designees are authorized and directed to take such actions as may be reasonable and necessary to negotiate for and close the District's purchase of the Wichita Center, including such full faith and credit as the Superintendent and her staff shall determine to be in the best interest of the District.

DATED this ___ day of June, 2024.

North Clackamas School District Board of Directors

ATTEST:



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

Jane E. Vetto
County Counsel

June 26, 2024

BCC Agenda Date/Item: _____

Scott C. Ciecko
Amanda Keller
Shawn Lillegren
Jeffrey D. Munns
Andrew R. Naylor
Andrew Narus
Sarah Foreman
Hong Huynh
Caleb Hugel
Angela Hajihashemi
Assistants

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

For Filing Use Only

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

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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