

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Approving a Lease of Real Property from Care Oregon for a New Rockwood Clinic at 2020 SE 182<sup>nd</sup> Avenue, Gresham, Oregon

**The Multnomah County Board of Commissioners Finds:**

- a. There currently are significant barriers to health care access for low income residents in the Rockwood area.
- b. Care Oregon, a leader in providing access to Oregon's Medicaid population, recently purchased a building at 2020 SE 182<sup>nd</sup> Avenue, Gresham, Oregon with the intention of entering into a long term lease agreement with Multnomah County Health Department to provide medical, dental and pharmacy services in the Rockwood area.
- c. The goal is to offer residents an option for more preventative care and earlier interventions through a medical home model, leveraging the Health Department's knowledge and experience providing cost effective medical and dental care for un/under-insured patients.
- d. The proposed project will allow the Health Department to add four medical and two dental providers and access to medical services for approximately 3,300 individuals and dental services for 1,100 individuals in the first year of operation.
- e. The Health Department has worked with CareOregon to reduce the non-essential tenant improvements, and CareOregon has agreed to fund the rehabilitation of the property and tenant improvements. The premises will be turned over to Multnomah County Health Department upon lease commencement in a turn-key condition.
- f. The attached lease has been negotiated for approximately 11,004 square feet of space. There is additional space available in the building should the need to expand arise. The County has the right of first refusal for any additional space available.
- g. All maintenance, services and repairs will be the responsibility of the landlord.
- h. It is in the best interests of the County to lease the property on the terms and conditions set for in the attached lease.

**The Multnomah County Board of Commissioners Resolves:**

1. The Board approves the attached lease of the property. The County Chair is authorized to execute a lease substantially as set forth in the attachment
2. The County Chair is authorized to execute renewals and amendments to the lease without further Board action.

ADOPTED this 22<sup>nd</sup> day of July 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:  
Mindy Harris, Director, Dept. of County Management