

October 2, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of an Amendment to a Lease Agreement with North Clackamas School District #12 for office space for Women, Infants, and Children, Wichita location. Amendment value is \$11,564.40 for one year. Total agreement value is \$54,881.34 for 6.5 years. Funding is through the Local Public Health Authority. No County General Funds are involved.

Previous Board Action/Review	<ul style="list-style-type: none"> • Board approved contract amendment #1 on July 21, 2022 – 20220721 III.G.3; • Board approved contract amendment #2 on January 25, 2024 – 20240125 I.D.3 • Board approved contract amendment #3 on August 1, 2024- 20240801 IV.E.1 • Board approved contract amendment #4 on May 29, 2025 – 20250605 IV.F.1 		
Performance Clackamas	Healthy People		
Counsel Review	Yes: Ryan Hammond	Procurement Review	No
Contact Person	Kim La Croix, Director	Contact Phone	971-806-0004

EXECUTIVE SUMMARY: The Clackamas County Public Health Division (CCPHD) of the Health, Housing & Human Services Department requests the approval of Amendment #05 from North Clackamas School District #12 to continue to lease space at the Wichita Center Building to provide services for the Women, Infants, and Children Program (WIC). WIC is a public health nutrition program that supports families with children under age five with pregnancy and breastfeeding guidance, access to wholesome foods, nutrition-focused counseling, health screenings, and connections to resources.

This lease agreement is to ensure that Milwaukie-area residents can equitably access WIC services. As of August 2025, the Wichita WIC location serves almost 40% of the 4,799 persons served by WIC in Clackamas County.

This location also adds value for WIC families, as many access additional services here, including a food pantry, Early Head Start and Head Start, a kindergarten readiness program, a clothing and hygiene closet, DHS services, behavioral health, and more. It is easily accessible by bus and located near several grocery stores, where families can use their WIC benefits to purchase healthy foods.

WIC has been located in the Wichita building for over 10 years. This enables strong, cooperative relationships with NCSD building and program staff, providing WIC families with the stability and access they need.

The health and economic benefits that WIC brings to Clackamas County are numerous. Notably, WIC data support the following impact for Clackamas County residents who participate in the program:

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- Reduces premature births (for every \$1 spent on a pregnant woman who participates in WIC, more than \$3 is saved in Medicaid costs by reducing the incidence of low and very-low birthweight infants);
- Lowers infant mortality;
- Increases the likelihood of pregnant women receiving prenatal care;
- Increases breastfeeding rates;
- Improves Kindergarten readiness;
- Increases intake of healthy foods and reduces household food insecurity;

Direct financial impact in 2024 included \$27,192 total dollars paid to local Clackamas farmers through the Farm Direct Nutrition Program and \$3,328,240 total dollars spent by WIC participants at 51 local stores accepting WIC, including eight independent stores and 21 local/regional chains.

RECOMMENDATION: Staff respectfully requests that the Board of County Commissioners approve this amendment to the Lease Agreement (9780_05) and authorize Chair Roberts or his designee to sign on behalf of Clackamas County.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Rumbaugh".

Mary Rumbaugh
Director of Health, Housing, & Human Services



Amendment # 5

1. This is Amendment 5 to the "Lease" #9780 for WIC Services dated February 7, 2022 between North Clackamas School District ("District") and Clackamas County, acting by and through its Health, Housing and Human Services Department, Public Health Division ("Tenant").
2. The Contract is hereby amended as follows (new language is indicated by underlining, and deleted language is indicated by strikethrough):

Premises

~~District will provide the following temporary Premises for use by Tenant from June 1, 2025 to August 31, 2025:~~

~~Linwood Elementary
11909 SE Linwood Ave.
Milwaukie, OR 97222~~
Wichita Center for Family and Community
6031 SE King Road
Milwaukie, OR 97222

Term for the remaining 2025-26 and partial 2026-27 School Year

Start date: ~~7/01/2025~~ 1/1/2026
End date: ~~12/31/2025~~ 12/31/2026

Rent

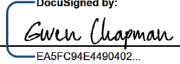
Rent rate: ~~\$935.63~~ \$963.70

3. Except as expressly amended above, all other terms and conditions of original contract are still in full force and effect. Contractor certifies that the representations, warranties and certifications contained in the original Contract are true and correct as of the effective date of this Amendment and with the same effect as though made at the time of this Amendment.

SIGNATURES

North Clackamas School District

Clackamas County (Health, Housing, & Human Services)

Name: Gwen Chapman
Title: Director of Business Operations
Signature: 
DocuSigned by:
EA5FC94E4490402...
Date: 8/28/2025

Name: Craig Roberts
Title: Chair, Board of County Commissioners
Signature: _____
Date: _____

Initial Initial
