

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2025-046

Approving a lease of property located at 18604-18688 East Burnside Street, Gresham, OR, 97233 for the Women, Infants and Children (WIC) program.

The Multnomah County Board of Commissioners Finds:

- A. The WIC program has the largest and most diverse WIC clientele in the state. The current Gateway WIC clinic, includes 23 staff members, is the largest WIC clinic in the state, and serves 50% of the County WIC's 20,045 yearly client caseload.
- B. WIC's current location, in a leased facility in the Gateway district, is 4,300 square feet and is too small for their needs. A space needs assessment indicated that a space of approximately 9,000 square feet would better suit WIC's needs.
- C. A lease at 18604-18688 East Burnside Street, Gresham OR 97233 will provide the WIC program with approximately 9,155 RSF of space necessary for their office and client space needs. Additionally, forty-three percent (43%) of Gateway WIC clinic clients reside within one mile of the new East Burnside location.
- D. Lease commencement is estimated to be January 1, 2026 and shall be defined as the date the certificate of occupancy is received.
- E. The lease term will be one hundred twenty (120) months with four (4) five (5) year options to renew.
- F. The County shall have the option to terminate after sixty (60) months with twelve (12) months notice.
- G. The lease rate will be \$29/SF/YR NNN with 3% annual increases in base rent beginning year three (3) and thereafter and includes the first three (3) months of abated rent.
- H. Landlord shall deliver the premises with a turnkey buildout that will not exceed \$150/USF.
- I. The new East Burnside location meets all of the spacing requirements to successfully support WIC staff and participants, and centers the County's desire to take an upstream approach for prioritizing the equity needs for marginalized and underserved populations.

- J. Approval of a lease in substantial conformance with the proposed terms is in the best interest of Multnomah County.

The Multnomah County Board of Commissioners Resolves:

1. Entering into a lease on terms substantially similar to those proposed is approved.
2. Renewals, extensions and amendments of the lease and any ancillary instruments may be executed without further Board action.


ADOPTED this 26th day of June, 2025.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Andrew MacKendrick, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Director, DCA and CIO