



May 16, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
 Acting as Clackamas County Extension & 4-H Service District Board of Directors  
 Clackamas County

**Approval of Lease Amendment #2 for the use of County buildings with the Clackamas County Extension and 4-H Service District. Amendment value is \$104,669.92 for 3 years, total lease value is increased to \$234,265.12 for 7 years. Funding is through budgeted Clackamas County Extension and 4-H Service District Property Tax Revenue. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	Lease approved June 25, 2020; Amendment #1 approved June 23, 2022; Briefed at Issues May 14, 2024		
<b>Performance Clackamas</b>	1. Which indicator of success does this item affect?  Honor, Utilize, Promote and Invest in our Natural Resources		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	Yes
<b>Contact Person</b>	Tony Mayernik	<b>Contact Phone</b>	503-742-5920

**EXECUTIVE SUMMARY:** The Extension & 4-H Service District currently leases two buildings at 200 and 174 Warner Milne Road, Oregon City, from Clackamas County to house the Oregon State University Extension Service faculty, staff, and volunteers, which work alongside their local partners to provide educational workshops, activities, and services tailored to the unique industries, natural resources and the citizens of Clackamas County.

The Extension Service conducts research and shares research-based education to improve economic vitality and promote personal and environmental health. Vital services and educational activities include 4-H youth services, family and community health, forestry and natural resources outreach. These current facilities continue to provide basic support for these programs by providing offices, training areas, and storage spaces with convenient access to volunteers, clients, and the public.

The current lease expires on June 30, 2024. The Extension Service continues to plan and investigate options to construct a new facility to house the future programs and support critical county recovery services in the event of major disasters and catastrophes.

For Filing Use Only

**RECOMMENDATION:** Staff recommends Staff respectfully recommends that the Board approve and sign Lease Amendment #2 with Clackamas County.

Respectfully submitted,

Gary Schmidt  
District Administrator

**LEASE AMENDMENT #2**

This lease amendment #2 (“Amendment #2”) is entered into between Clackamas County Extension and 4-H Service District, a county service district (“Lessee”) and Clackamas County (“Lessor”) and shall become part of the lease entered into between both parties on June 25, 2020 (“Lease”).

The purpose of this Amendment #2 is to make the following changes to the Lease:

**1. Lease Term**

The lease term is hereby extended for a period of three (3) years, beginning July 1, 2024, and ending at midnight on June 30, 2027.

**2. Base Rent**

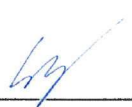
For the extended lease term, beginning July 1, 2024, Lessee agrees to pay an annual rent in the amounts set forth below.

<u>LEASE PERIOD</u>	<u>ANNUAL PAYMENT</u>
July 1, 2024 to June 30, 2025	\$33,863.92
July 1, 2025 to June 30, 2026	\$34,879.80
July 1, 2026 to June 30, 2027	\$35,926.20

Except as expressly amended above, all other terms and conditions of the Lease shall remain in full force and effect.

[Signature Pages to Follow]

By their signatures below, the parties to this Amendment #2 agree to the terms, conditions, and content expressed herein.

<p>LESSOR CLACKAMAS COUNTY:</p> <p>_____</p> <p>Tootie Smith, Chair</p> <p>_____</p> <p>Date</p> <p>Approved as to form:</p> <p></p> <p>_____</p> <p>Office of County Counsel</p> <p>04/29/2024</p> <p>_____</p> <p>Date</p>	<p>LESSEE Clackamas County Extension and 4-H Service District</p> <p>_____</p> <p>Tootie Smith, Chair</p> <p>_____</p> <p>Date</p>
---	--

STATE OF OREGON     )  
  ) ss  
County of Clackamas    )

This record was acknowledged before me on (date) \_\_\_\_\_ by Tootie Smith as the Chair of the Clackamas County Board of Commissioners.

Stamp:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON     )  
  ) ss  
County of Clackamas    )

This record was acknowledged before me on (date) \_\_\_\_\_ by Tootie Smith as the Chair of the Clackamas County Extension and 4-H Service District.

Stamp:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_