



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

March 6, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Lease Renewal with River City Boat Sales for facilities at Boones Ferry Marina. Renewal Value is \$1,205,258 for 5 years. Total Lease Value is \$2,262,332 for 10 years. Funding is through River City Boat Sales. No County General Funds are involved.

Previous Board Action/Review	Board Chair signed original lease agreement on April 16, 2020		
Performance Clackamas	1. Which indicator of success does this item affect? Honor, Utilize, Promote and Invest in our Natural Resources		
Counsel Review	Jeff Munns	Procurement Review	No
Contact Person	Tom Riggs	Contact Phone	503-781-3137

EXECUTIVE SUMMARY: River City Boat Sales, LLC. has a lease agreement for the use and operation of two commercial buildings, a boat ramp, and a marina at Boones Ferry County Park. The lease expires on 4/16/2025, but contains a clause which allows one optional renewal for an additional five (5) years upon written agreement by the Parties. Both River City Boat Sales, LLC and Clackamas County Parks would like to exercise this renewal clause and continue the lease for an additional 5 years.

Approval of this Lease Renewal will enable River City Boat Sales, LLC to continue running their business from this location and extend the revenue-share partnership for management of the marina, providing County Parks with regular revenue to support park operations, and reduce workload for County Parks staff.

RECOMMENDATION: Staff recommends the Board Approve this Lease Extension and authorize the Board Chair to sign on behalf of the County.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

For Filing Use Only

LEASE RENEWAL

THIS LEASE RENEWAL (this “**Renewal**”) is made and entered into as of the ____ day of _____, 2025 (the “**Renewal Date**”), by and between Clackamas County, a political subdivision of the State of Oregon (“**Lessor**”) and River City Boat Sales, LLC, (“**Lessee**”). Lessor and Lessee are each a “**Party**” and together the “**Parties.**” Capitalized terms used but not defined in this Amendment shall have the same definitions as set forth in the Lease.

RECITALS

- A. Lessor and Lessee are the Parties to that certain lease dated April 16, 2020, and amended on October 16, 2020 (together these are the “**Lease**”), for certain Premises in Clackamas County, Oregon.
- B. The Premises owned by Lessor in Clackamas County, being tax lots 31W23DC02000, 900 and 800, more commonly known as Boones Ferry Marina, 26117/26177 Boones Ferry Landing, Aurora, OR 97002.
- C. The Lease term contains an option to renew the Lease for an additional five (5) years. Thus, the Parties wish to renew the Lease.

AGREEMENTS

The Parties hereby agree to renew the Lease as follows:

1. Term. Commencing upon execution of this Lease renewal by both parties (“**Effective Date**”), the Premises will be leased for a term of five (5) years, unless earlier terminated pursuant to the terms of the lease.
2. Landlord Waiver. The Parties executed Landlord Waiver Agreements on July 22nd, and August 7th, 2024. These agreements are incorporated into this renewal for the term of the Lease.
3. Continuation of Lease Terms. Except as expressly amended herein, all other terms and conditions of the Lease shall remain in full force and effect.

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Each person signing this Amendment below on behalf of a Party represents and warrants that he or she is duly authorized by such Party and has legal capacity to do so.

LESSOR:

Clackamas County, a political subdivision of the State of Oregon

Signature _____, 2025
Name Craig Roberts
Title Chair of the Board of County Commissioners

LESSEE:

River City Boat Sales, LLC

Signature 
Name Timothy J. Coleman
Title Owner
Date 1/30/2025