



Elizabeth Comfort
Finance Director

Department of Finance

Public Services Building
2051 Kaen Road, Suite 490 | Oregon City, OR 97045

November 27, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Lease Amendment with Sportcraft Landing Incorporated for Clackamas County Sheriff’s Boathouse Slip. Amendment Value is \$72,871.03 for 5 years. Total Agreement Value is \$116,154.15 for 8 years. Funding is through budgeted County General Funds.

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|-------------------------------------|--|---------------------------|----------------------------|
| Previous Board Action/Review | Briefed at Issues November 26, 2024 | | |
| Performance Clackamas | Build (maintain) a strong infrastructure. Ensure a safe, healthy and secure communities. | | |
| Counsel Review | Yes | Procurement Review | No – Facilities Management |
| Contact Person | Jeff Jorgensen | Contact Phone | 971-221-8033 |

EXECUTIVE SUMMARY:

The Clackamas County Sheriff’s Office has leased Slip 1F at Sportcraft Landing Inc., located at 1701 Clackamette Drive, in Oregon City since its construction in 2012. The critical 3,000 square foot, two story Sergeant Damon Coates Boathouse is the Maine Units primary facility which has four internal slips that hold numerous watercraft and houses a large training room, several office and cubicle spaces, restroom and showers and kitchen.

The Sheriff’s Office Marine Unit deputies support the following critical functions:

- Patrol of all the waterways in Clackamas County including the monitoring of waterways for hazards and placing warning signs and buoys as aids to navigation and boater safety
- Conducts boating-safety examinations, hull inspections, and criminal and accident investigations
- Supports the Dive Rescue and SWIFT teams during water-related search-and-rescue operations
- Provides training on marine-safety topics and how to conduct boat-accident investigations

RECOMMENDATION: Staff recommends that the Board approve execution of the lease amendment.

Respectfully submitted,

Elizabeth Comfort

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Director Finance

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Amendment #2 to Lease Agreement with Sportcraft Landing, Inc.

This Amendment #2 is made by and between Clackamas County ("Lessee" or "Tenant") and Sportcraft Landing, Inc. ("Sportcraft") and shall become part of the lease entered into by and between both parties on June 9, 2021 (the "Lease").

Recitals

- A. Lessee and Sportcraft desire to extend the term of the Lease for an additional five-year term.
- B. In August of 2024, Lessee inadvertently paid Sportcraft the sum of \$13,337.27 for rent for the entire lease year versus only five (5) months as required by Lease Amendment #1. Lease Amendment #1 had reduced the July 1, 2024, through November 30, 2024, lease payment to \$5,557.15.
- C. Because of the overpayment, the parties agree that Lessee has a credit in the amount of \$7,780.12, which will be applied against Lessee's obligations during the extended term of the Lease.

Now, therefore, for good and valuable consideration, which is hereby acknowledged, the parties agree to amend the Lease as follows:

- 1. **Lease Term.** The Lease Term is hereby extended to November 30, 2029.
- 2. **Base Rent.** The Section of the Lease titled **Base Rent** is hereby amended as follows:

During the extended term of the Lease, Lessee will pay Sportcraft an annual rent in the amounts set forth below:

| <u>Fiscal Year</u> | <u>Lease Payment Period</u> | <u>Annual Rent Payment</u> |
|---------------------------|--------------------------------------|--|
| 2024-2025 | DEC 1, 2024- JUN 30, 2025 | (\$7,780.12)(already paid) |
| 2025-2025 | JUL 1, 2025-NOV30, 2025 | \$5,895.54 (this amount reflects the difference between what was previously paid and what is owed for the remainder of the lease year) |
| 2025-2026 | DEC 1, 2025 - NOV30, 2026 | \$14,149.30 |
| 2026-2027 | DEC 1, 2026 - NOV30, 2027 | \$14,573.77 |
| 2027-2028 | DEC 1, 2027-NOV30, 2028 | \$15,010.98 |
| 2028-2029 | DEC 1, 2028 - NOV30, 2029 | \$15,461.32 |



The first annual lease payment will be made on July 1, 2025, in the amount of \$5,895.54.

Lessee will thereafter make annual rent payments on December 1 of each year in accordance with the amounts set forth above.

Rent not paid when due shall, after fifteen (15) days written notice, bear simple interest at the rate of one-and-one-half percent (1.5%) per month until paid.

If this Lease is terminated for any reason other than Lessee's default or failure to perform, Lessor shall reimburse to Lessee the pro rata amounts paid on the unexpired term of this Lease.

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

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|---|--|
| Clackamas County | Sportcraft Landing, Inc. |
| <hr/> Tottie Smith, Chair |  |
| Approved as to form: | By: <u>Eric Dye</u> Its: <u>President</u> |
|  | <u>11/18/2024</u> |
| <hr/> Office of County Counsel 11/19/2024 | Date |
| <hr/> Date | |






FINAL CCSO Sportcraft Landing Inc. Boathouse Lease Amendment #2 - 11-19-24

Final Audit Report

2024-11-19

| | |
|-----------------|--|
| Created: | 2024-11-19 |
| By: | Jennifer Johnson (JJohnson@clackamas.us) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAbVdKLRJoS85J6UQkAHnesdrv81xtciks |

"FINAL CCSO Sportcraft Landing Inc. Boathouse Lease Amendment #2 - 11-19-24" History

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