



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Administration

Michael Bork, Director
North Clackamas Parks and Recreation District
150 Beaver Creek Road
Oregon City, OR 97045

January 20, 2022

Board of County Commissioners
Clackamas County
Board of North Clackamas Parks and Recreation District

Members of the Board:

Approval of Addendum to Lease Agreement of Clackamas Elementary School Buildings and Grounds between North Clackamas Parks and Recreation District (NCPRD) and Cascade Heights Charter School

| | |
|--|--|
| Purpose/ Outcomes | This addendum extends the Lease Agreement signed on August 12, 2011 by North Clackamas School District and Cascade Heights Charter School, reinstated July 1, 2017, and assigned to NCPRD on March 30, 2018. |
| Dollar Amount and Fiscal Impact | This extends the Lease Agreement through June 30, 2023. FY 21-22 lease revenue is \$134,040 and increases 5% annually. |
| Funding Source | n/a |
| Duration | July 1, 2022 – June 30, 2023 |
| Previous Board Action | <ul style="list-style-type: none"> • March 29, 2018 – <i>Business Meeting</i> – Approval of the Strategic Partnership Facility Use and Transition Agreement between North Clackamas Parks & Recreation District and North Clackamas School District • June 11, 2020 – <i>Business Meeting</i> – Approval of Addendum to Lease Agreement of Clackamas Elementary School Buildings and Grounds between North Clackamas Parks and Recreation District and Cascade Heights Charter School. The lease signed in June 2020 was intended to be a two-year lease, but was inadvertently only extended for one year. • February 2, 2021 – <i>Business Meeting</i> – Approval of Addendum to Lease Agreement of Clackamas Elementary School Buildings and Grounds between North Clackamas Parks and Recreation District and Cascade Heights Charter School. Extended lease through June 30, 2022. |
| Strategic Plan Alignment | <ol style="list-style-type: none"> 1. How does this item align with your department’s Strategic Business Plan goals? This lease contributes additional revenue for the District to provide essential recreation services and enhanced public spaces for the residents of NCPRD. 2. How does this item align with the County’s Performance Clackamas goals? This request to extend the lease agreement ensures a legally compliant and transparent business process, which aligns with the County goal of Building Public Trust through Good Government. |

| | |
|------------------------------|--|
| County Counsel Review | JM 11.23.21 |
| Procurement Review | 1. Was the item processed through Procurement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 2. If no, provide brief explanation: This is for lease revenue for the District. |
| Contact Person | Michael Bork, <i>NCPRD Director</i> , 503-742-4421 |
| Contract No. | |

BACKGROUND:

North Clackamas Parks and Recreation District (NCPRD) requests approval of an addendum to the lease agreement between NCPRD and Cascade Heights Charter School.

In March 2018, NCPRD entered into a Strategic Partnership Facility Use and Transition Agreement with North Clackamas School District, as part of the sale of the Hood View Sports Complex. A lease agreement between North Clackamas School District and Cascade Heights Charter School, for the Clackamas Elementary School Buildings and Grounds, was assigned to NCPRD as part of the Partnership Agreement.

This addendum extends the lease agreement through June 30, 2023, keeping all other terms and conditions as stated in the original Lease Agreement, Re-instatement, and addendums, including the rental rate, tenant’s permitted use, and landlord obligations.

RECOMMENDATION:

Staff respectfully recommend the Board approve the addendum to the Lease Agreement with Cascade Heights Charter School.

ATTACHMENTS:

1. Addendum to Lease Agreement – Clackamas Elementary School Buildings and Grounds

Respectfully submitted,



Michael Bork, Director
North Clackamas Parks and Recreation District

ADDENDUM TO LEASE AGREEMENT
Clackamas Elementary School Buildings and Grounds
Effective July 1, 2022

Lessor: North Clackamas Parks and Recreation District
150 Beaver Creek Rd
Oregon City, OR 97045

Lessee: Cascade Heights Charter School, an Oregon corporation
15301 SE 92nd Avenue
Clackamas OR 97015

This is an addendum to extend the Lease Agreement signed on August 12, 2011 by North Clackamas School District and Cascade Heights Charter School, reinstated July 1, 2017, and assigned to North Clackamas Parks and Recreation District on March 30, 2018. This document modifies the lease agreement as described below.

The length of the lease agreement is 12 months, which will begin on July 1, 2022, and end on June 30, 2023.

All other terms and conditions are as stated in the original Lease Agreement, Re-Instatement, and addendums, including the rental rate, tenant's permitted use, and landlord obligations.

DATED: Effective July 1, 2022

LESSOR:
North Clackamas Parks and Recreation District

LESSEE:
Cascade Heights Charter School

Tootie Smith
Chair

Cory Connors
Cascade Heights Charter School
Board Chair

Acknowledgement for Item 2022120- ____, Cascade Heights Lease Addendum 22-23

State of OREGON)
) ss.
County of Clackamas)

I, Tootie Smith as Chair of the Clackamas County Board of Commissioners acting as the Board of Directors of the North Clackamas Parks and Recreation District acknowledge that I signed the attached lease on January 20, 2022 after approval by the Clackamas County Board of Commissioners.

Tootie Smith, Chair

This record was acknowledged before me on _____, 2022 by Tootie Smith as Chair of the Clackamas County Board of Commissioners acting as the Board of Directors of the North Clackamas Parks and Recreation District.

Notary Public - State of Oregon

State of OREGON)
) ss.
County of Clackamas)

I, Cory Connors, as Board Chair of the Cascade Heights Charter School acknowledge that I signed the attached lease on _____.

Cory Connors, Chair

This record was acknowledged before me on _____, 2022 by Cory Connors as Board Chair of the Cascade Heights Charter School.

Notary Public - State of Oregon

Document Description

This certificate is attached as the last pages of a lease approved by the Clackamas County Board of Commissioners as Agenda Item 2022120 – _____, dated January 20, 2022.