



Elizabeth Comfort
Finance Director

Department of Finance

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

June 18, 2025

Board of County Commissioners
Clackamas County

Members of the Board:

Approval of a Lease Amendment with Immanuel Lutheran Church for the Sandy Health Clinic Parking Lot Lease. Amendment Value is \$48,734.46 for 5 years. Total Lease Value is \$76,798.46 for 8 years. Funding is through Health Centers Service Fees. No County General Funds are involved.

Previous Board Action/Review	Original Lease approved by the BCC 2-20-2020		
Performance Clackamas	Build (maintain) a strong infrastructure. Ensure safe, healthy and secure communities.		
Counsel Review	Yes	Procurement Review	No
Contact Person	Jeff Jorgensen	Contact Phone	971-221-8033

EXECUTIVE SUMMARY: Clackamas County is requesting Lease Amendment #1 with Immanuel Evangelical Lutheran Church to use their existing parking lot with seventeen (17) parking spaces located at 39901 Pleasant Street, Sandy, OR 97055, to provide additional employee, contractor and patient overflow parking near the Sandy Health Clinic. There are only seven (7) standard and one (1) disabled parking spaces on the Sandy Health Clinic property.

Lease Amendment #1 will allow for additional parking access at the Sandy Health Clinic location.

RECOMMENDATION: Staff respectfully recommend that the Board approve and sign Lease Amendment #1 with Immanuel Lutheran Church.

Respectfully submitted,

Elizabeth Comfort

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Director Finance

4. NOTIFICATION:

The following new section is added immediately after Section 14, Warranty of Authority:

"NOTIFICATION. The Lessor shall correspond and communicate with the Lessee via written, email or phone communications as listed below:

Address: Clackamas County Facilities Management
Attention: Asset Management Office
1710 Red Soils Court, Suite 200
Oregon City, OR 97045

E-mail: FacilitiesManagement@clackamas.us

Phone: (503) 557-6416"

Except as expressly amended above, all other terms and conditions of the Lease shall remain in full force and effect. By signature below, the parties agree to this Amendment #1 effective upon the date of the last signature below.

LESSEE

CLACKAMAS COUNTY:

Craig Roberts, Chair

Date

Approved as to Form:



Office of County Counsel

6/2/2025

Date

LESSOR

Immanuel Lutheran Church
Janis Anderson, Legal Signer
39901 Pleasant Street
Sandy, OR 97055

93-0672366

Federal ID#



Authorized Signature

Janis Anderson

Printed Name

6/2/2025

Date

SANDY CLINIC PARKING SPACE LEASE AMENDMENT #1

This Lease Amendment #1 ("Lease") is made and entered into by and between **Immanuel Evangelical Lutheran Church, UAC, Sandy, Oregon** ("Lessor") and **Clackamas County** ("Lessee") and shall become part of the lease entered into between the parties on June 23, 2022 ("Lease") for the property located at 39901 Pleasant Street, Sandy, Oregon 97055.

The purpose of this Amendment #1 is to make the following changes to the Lease:

1. LEASE TERM:

The lease term is hereby extended for a period of five (5) years, beginning July 1, 2025, and ending at midnight on June 30, 2030.

2. RENEWAL:

The language in Section 3, Renewal is hereby deleted in its entirety and replaced with the following:

"This Lease may be renewed for additional lease periods ("Renewal Term") by mutual written agreement of the parties, executed not less than one (1) months prior to the expiration of the Amendment #1 Term or any Renewal Term, as applicable."

3. FEE SCHEDULE AND PAYMENTS:

The language in Section 4, Fee Schedule and Payments is hereby deleted in its entirety and replaced with the following:

"Lessee agrees to pay as annual rent the sum of nine thousand one hundred seventy-nine dollars and thirty-six cents (\$9,179.36) annually by July 15th. The base rent amount shall continue to increase annually by three percent (3%) for the entire Lease term, beginning July 1, 2025. The following schedule of rent includes the annual rent increase of 3% for the next five (5) years:

Annual Lease Period	Annual Rent Payment
July 1, 2025 to June 30, 2026	\$9,179.36
July 1, 2026 to June 30, 2027	\$9,454.74
July 1, 2027 to June 30, 2028	\$9,738.38
July 1, 2028 to June 30, 2029	\$10,030.53
July 1, 2029 to June 30, 2030	\$10,331.45

Annual rent not paid when due shall, after fifteen (15) days written notice, incur a late fee of \$100 per month until paid.

Checks for payment should be made payable to:

Immanuel Lutheran Church
39901 Pleasant Street
Sandy, Oregon 97055"






Sandy Health Clinic - Parking Lot Lease Amend #1

Final Audit Report

2025-06-09

Created:	2025-06-09
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