



**NORTH CLACKAMAS
PARKS & RECREATION DISTRICT**

Administration

Kia Selley, *RLA*, Director
North Clackamas Parks and Recreation District
3811 SE Concord Road
Milwaukie, OR 97267

June 4, 2026

BCC Agenda Item: _____

Board of County Commissioners
Acting as North Clackamas Parks and Recreation District Board of Directors
Clackamas County

Approval of a lease extension with Phoenix Investment Group for the NCPRD maintenance shop. The value of the lease extension is \$9,801.17 per month for twelve months, plus a \$262.17 increase for the security deposit. The total extension has a value of \$117,876.21. Funding is through the NCPRD General Fund. No County General Funds are involved.

Previous Board Action/Review:

- 11/11/2024 Business Meeting - Approved fifth amendment extension to lease agreement for an additional two years through December 31, 2026.
- 6/10/2021 Business Meeting - Approved fourth amendment extension to lease agreement for an additional three years through December 31, 2024.
- 7/12/2018 Business Meeting – Approved third agreement extension to lease agreement for an additional three years through December 31, 2021.
- 6/6/2015 Original lease agreement extended for an additional three years through December 31, 2018.
- 12/6/2012 Business Meeting – Approved lease agreement for NCPRD Maintenance Shop
- 7/17/2012 Policy Session – Directed staff to proceed with lease negotiations with Phoenix Investment Group

Performance Clackamas: Safe, Secure and Livable Communities

Counsel Review: JM 5/13/2026
Contact Person: Erich Brill

Procurement Review: N/A
Contact Phone: 971-334-4258

EXECUTIVE SUMMARY: NCPRD’s park maintenance and natural resource operations are currently based in this leased facility, which is centrally located and accommodates all of the District’s maintenance vehicles and equipment. The facility offers essential indoor workshop space for the repair and maintenance of equipment and other assets, as well as office space for the maintenance and natural resources teams. The District plans to remain in this leased location until a permanent, District-owned facility can be secured.

RECOMMENDATION: Staff recommend that Board approve the extension of the current lease agreement with Phoenix Investment Group and delegate authority to the NCPRD Director or designee to execute any document necessary to complete the lease extension.

Respectfully submitted,

Kia Selley, *RLA*, Director
North Clackamas Parks and Recreation District

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**SIXTH AMENDMENT/EXTENSION
TO
LEASE AGREEMENT
BETWEEN
PHOENIX INVESTMENT GROUP, INC.
AND
NORTH CLACKAMAS PARKS & RECREATION DISTRICT**

This is a Sixth Amendment/Extension to that certain Lease Agreement originally dated effective the 21st day of December, 2012, and subsequently amended by a First Amendment, a Second Amendment, a Third Amendment, a Fourth Amendment and a Fifth Amendment (copies of the Lease Agreement and amendments are attached hereto as **Exhibit 1** for clarification). The Lease and all amendments thereto shall be collectively referred to herein as the "Lease". The Lease is by and between Phoenix Investment Group, Inc. defined as the "Landlord" and North Clackamas Parks & Recreation District defined as the "Tenant", Landlord and Tenant are jointly referred to as the "Parties".

1. **Extension of Term.** The Term is hereby extended for a period of one (1) year commencing January 1, 2027, and continuing through December 31, 2027 (the "Extended Term"). Tenant shall have no further right to extend or renew the Term.

2. **Basic Rent.** Basic Rent during the Extended Term shall be as follows:

Basic Rent for Calendar Year	Monthly Amount
2027	\$9,001.17

3. **Additional Rent.** Until a notice increasing the Additional Rent pursuant to Section 3.2 of the Lease is given by Landlord, the Additional Rent during the Extended Term shall be \$800.00 for every calendar month of the Extended Term and is payable with and in addition to each monthly Basic Rent payment.

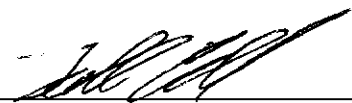
4. **Deposit.** The Security Deposit set out in Section 4 of the Lease is increased to \$9,001.17. The difference (\$262.17) between the current Security Deposit (\$8,739.00) and the Security Deposit for the Extended Term (\$9,001.17) shall be paid to Landlord not later than January 1, 2027.

5. **No Improvements.** Landlord has not agreed to make any improvements to the Leased Premises during the remainder of the Term or in connection with the Extended Term.

6. **Affirmation of other terms.** Except as otherwise amended herein, the Lease remains in full force and effect. If there is a conflict between the terms of the Lease and this Amendment, the terms of this Amendment control.

Phoenix Investment Group, Inc.:

**North Clackamas Parks
& Recreation District:**

By: 

Todd Call, President

By: _____
Name: _____
Title: _____