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Clackamas County
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Jeff Jorgensen
Facilities Director

FACILITIES MANAGEMENT

CENTRAL UTILITY PLANT

1710 Red Soils Court, #200 | Oregon City, OR 97045

Date: September 16, 2026

To: Gary Schmidt, County Administrator

From: Jeff Jorgensen, Facilities Management Director

Subject: Request for County Administrator Signing Authority on Lease Amendment #1 for CCSO Marine Unit

The Office of Facilities Management is requesting approval for the County Administrator to execute Lease Amendment #1 of Commercial Space at The Blue at Abernethy Creek, LLC Property to continue to house the Clackamas County Sheriff's Office (CCSO) Marine Unit due to time-sensitive circumstances.

The existing lease for the Marine Unit premises will expire on **September 30, 2026**. Because the Board will not be in session prior to the expiration date, waiting for a regular meeting would jeopardize our ability to maintain continuous operations at this critical facility. To avoid any disruption, we are requesting that the Board grant temporary signing authority to the County Administrator for this amendment.

The leased premises continue to serve several essential functions for CCSO's Marine Patrol operations. These include:

- Providing a hub for CCSO personnel
- Serving as a dedicated training center
- Offering secure storage for watercraft, vehicles, and lifesaving equipment
- Functioning as a meeting site for operational briefings and debriefings

Given the Marine Unit's specialized mission, its close proximity to the bodies of water where CCSO primarily operates, and CCSO's long-standing history of utilizing the Abernethy property, this location remains uniquely well-suited to meet the County's operational needs. For these reasons, we respectfully request Board authorization for the County Administrator to sign Lease Amendment #1 to ensure uninterrupted service and continuity of Marine Unit operations.

Thank you for your consideration,

Jeff Jorgensen
Facilities Director



Jeff Jorgensen
Facilities Director

FACILITIES MANAGEMENT

CENTRAL UTILITY PLANT

1710 Red Soils Court, #200 | Oregon City, OR 97045

September 24, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of a Lease Amendment #1 of Commercial Space at The Blue at Abernethy Creek, LLC Property to continue to house the CCSO Marine Patrol Unit. Total Value is \$575,949.00 with an annual cost increase of three percent (3%) per year for a five (5) year term. Funding is through the Budgeted County General Fund.

Previous Board Action/Review: Briefed at Issues September 22, 2026

Performance Clackamas: Continuation of the lease will ensure safe and healthy communities and assists in growing a vibrant economy.

Counsel Review: Yes

Procurement Review: No

Contact Person: Jeff Jorgensen

Contact Phone: 971-221-8033

EXECUTIVE SUMMARY: Clackamas County Sheriff's Office (CCSO) has requested that the County negotiate Lease Amendment #1 for the continued occupancy for one (1) of the Lessor's (The Blue at Abernethy Creek, LLC) existing industrial facilities, situated on a portion of property, located at 1050 Abernethy Road in Oregon City, Clackamas County, Oregon, to house the CCSO Marine Patrol Unit.

The leased premises consist of Building 6, also known as the Rippleview Building, containing approximately 7,142sf, and approximately nineteen (19) parking spaces situated around the perimeter of Building 6.

The premises will continue serve multiple functions for CCSO's Marine Patrol operations. These include serving as a hub for personnel, a training center, a storage facility for watercraft, vehicles, and lifesaving equipment, and a meeting place for briefings and debriefings.

Given the unit's specialized focus and proximity to the bodies of water where CCSO primarily operates, along with CCSO's long history operating from the Abernethy property, the premises is especially well-positioned to serve the County's needs.

RECOMMENDATION: Staff respectfully recommends that the Board approves execution of Lease Amendment #1 of the commercial space at the Abernethy Property to house the CCSO Marine Patrol Unit.

Respectfully submitted,

Jeff Jorgensen
Facilities Director

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LEASE AMENDMENT #1

This Amendment of Lease #1 ("Amendment #1") is entered into between THE BLUE AT ABERNETHY CREEK, LLC ("BAC" or "Lessor") and Clackamas County, a political subdivision of the State of Oregon ("Lessee") and shall become part of the lease originally executed between both parties on September 21, 2023, with the term beginning October 1, 2023, for the property located at 1050 Abernethy Road, Oregon City, Oregon 97045 (formerly 902 Abernethy Road), Tax Lot 22E29CD 00100, Clackamas County, Oregon.

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

1. **Section 1, Lease Term**, is hereby amended as follows:

The lease term is hereby extended for a period of five (5) years, beginning October 1, 2026, and ending at midnight on September 30, 2031. Amendment #1 also includes the option for an additional five (5) year lease term option from October 1, 2031, through September 30, 2036, which may be exercised by execution of a written amendment on terms and conditions acceptable to both parties.

2. **Section 4, Lease Rate**, is amended as follows:

For the extended lease term, beginning October 1, 2026, Lessee hereby agrees to pay monthly lease payments and Common Area Maintenance (CAM) charges as listed below.

YEAR	MONTHLY RENT	ANNUAL RENT	MONTHLY CAM	ANNUAL CAM	TOTAL COSTS
2026-2027	\$7,285.00	\$87,418.00	\$1,755.00	\$21,065.00	\$108,483.00
2027-2028	\$7,503.00	\$90,041.00	\$1,808.00	\$21,697.00	\$111,737.00
2028-2029	\$7,728.00	\$92,742.00	\$1,862.00	\$22,348.00	\$115,089.00
2029-2030	\$7,960.00	\$95,524.00	\$1,918.00	\$23,018.00	\$118,542.00
2030-2031	\$8,199.00	\$98,390.00	\$1,976.00	\$23,709.00	\$122,098.00
Total cost for the entire 5-year extension					\$575,949.00

3. **Section 22, Termination and Breach, Subsection (a), Mutual Termination and Termination for Convenience**, is hereby amended as follows:

The effective date for termination for convenience is increased from sixty (60) days from the date of written notice to **one (1) year** from the date of written notice.

4. **Section 26, Contact Information**, is hereby amended to add the following new BAC mailing address:

The Blue at Abernethy Creek, LLC, 1070 Abernethy Rd., STE 100, Oregon City, Oregon, 97045.

[Signature Page Below]

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

By: Craig Roberts
Its: Chair

LESSOR

THE BLUE AT ABERNETHY CREEK, LLC
BY DAN FOWLER AND JOHN MILLER,
Its MANAGERS
1070 Abernethy Rd., STE 100
Oregon City, Oregon 97045



Dan Fowler



John Miller

Approved as to form:

 09/15/2026

Office of County Counsel