



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 29, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Sitting/Acting as the Development Agency Board of Directors
Clackamas County

Approval of a Resolution delegating signing authority to the County Administrator for amendments and termination of the Vigor Industrial Laydown Yard and Streetcar Facility lease. No fiscal impact. No County General Funds are involved.

Previous Board Action/Review	<ul style="list-style-type: none">11/10/2010: Ground Lease for the Laydown Yard and Streetcar Facility02/28/2011: Amendment No. 1 to the Lease07/10/2014: Amendment No. 2 to the Lease		
Performance Clackamas	<ul style="list-style-type: none">Vibrant EconomyPublic Trust in Good Government		
Counsel Review	Yes	Procurement Review	No
Contact Person	Dan Johnson	Contact Phone	503-742-4325

EXECUTIVE SUMMARY: Clackamas County, the Office of Economic Development, the Development Agency, and Vigor Industrial (formerly Oregon Iron Works and United Streetcar) have a long history of coordination on opportunities to support economic growth in the Clackamas Industrial Area.

In 2010, the Development Agency leased an approximately 32-acre site in Clackamas to Vigor Industrial for laydown space and construction of a test track facility to support the efforts of Vigor Industrial and United Streetcar. Last year, the County was informed that Vigor Industrial was consolidating operations and would be closing its Portland (Columbia Way) and Clackamas facilities.

With the closure of the Clackamas facility, the Development Agency and Vigor Industrial have a mutual desire to terminate the lease. Unfortunately, the current lease does not contemplate a termination of this nature. Staff would like to amend the lease to authorize such a termination and then terminate the lease.

RECOMMENDATION: Staff recommends that the Board approve the attached resolution delegating authority to the County Administrator to execute an amendment to the lease and a termination agreement.

Respectfully submitted,

Dan Johnson

Dan Johnson, Manager
Clackamas County Development Agency

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as the Development Agency Board of Directors
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Delegating Signature
Authority for Amendment No. 3 to the
Ground Lease for the Laydown Yard and
Streetcar Facility and a Termination
Agreement



Resolution No.

Page 1 of 1

Whereas, the Clackamas County Development Agency and Oregon Iron Works, Inc., entered into a Ground Lease for the Laydown Yard and Streetcar Facility located at 9571 SE Mather Road dated November 10, 2010, as amended on February 28, 2011, and July 10, 2014 (the “Lease”); and

Whereas, the Clackamas County Development Agency and Vigor Industrial LLC, formerly Oregon Iron Works, Inc., mutually desire to terminate the Lease in a manner that is not currently contemplated by the Lease;

NOW, THEREFORE, the Clackamas County Board of Commissioners does hereby resolve as follows:

1. The County Administrator is delegated authority to execute the following documents in substantially the same form as those attached to this resolution:
 - a. Amendment No. 3 to the Lease, attached and incorporated herein as Exhibit A; and
 - b. Termination Agreement, attached and incorporated herein as Exhibit B.
2. The County Administrator is delegated authority to execute any other documents necessary for the termination of the Lease.

DATED this 29th day of January 2026

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A

**THIRD AMENDMENT
TO
THE GROUND LEASE FOR THE LAYDOWN YARD
AND STREETCAR FACILITY AGREEMENT
BETWEEN
CLACKAMAS COUNTY DEVELOPMENT AGENCY
AND
OREGON IRON WORKS, INC.**

This AMENDMENT NO. 3 to the GROUND LEASE FOR THE LAYDOWN YARD AND STREETCAR FACILITY (this "Amendment No. 3") is made and entered into on January _____, 2026, by and between CLACKAMAS COUNTY DEVELOPMENT AGENCY, as the duly designated Urban Renewal Agency of the County of Clackamas, Oregon ("Lessor"), and OREGON IRON WORKS, INC., an Oregon corporation ("Lessee").

RECITALS

- A. Lessor and Lessee entered into a Ground Lease for the Laydown Yard and Streetcar Facility dated November 10, 2010, as amended on February 28, 2011, and July 10, 2014 (together, the "Lease").
- B. Lessor and Lessee mutually desire to terminate the Lease in a manner that is not currently contemplated by the Lease.

NOW, THEREFORE, the Parties agree as follows:

- 1. Lease Section 8.7.2.1 is hereby replaced in its entirety with:

Pursuant to a written agreement between the parties.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Amendment No. 3 as of the date set forth above.

"LESSOR": CLACKAMAS COUNTY DEVELOPMENT AGENCY

By: _____
Gary Schmidt, County Administrator

Date: _____

"LESSEE": VIGOR INDUSTRIAL LLC, FORMERLY OREGON IRON WORKS, INC.

By: _____

Date: _____

Name: _____

Title: _____

Exhibit B



OFFICE OF THE COUNTY ADMINISTRATOR
PUBLIC SERVICES BUILDING

2051 KAEN ROAD | OREGON CITY, OR 97045

January _____, 2026

Vigor Industrial LLC
Attn: *[insert contact name]*
[insert address]

Re: Termination of Lease

Dear *[insert contact name]*,

As previously discussed, the Ground Lease for the Laydown Yard and Streetcar Facility located at 9571 SE Mather Road dated November 10, 2010, as amended on February 28, 2011, and July 10, 2014 (the "Lease"), does not appear to be accomplishing the desired outcomes for either party.

Accordingly, the Clackamas County Development Agency desires to exercise the mutual termination provision in Section 8.7.2.1 of the Lease. If Vigor Industrial LLC, agrees to the exercise of the mutual termination provision of the Lease, please have the signature block below filled out by the appropriate signatory and return a signed copy to the Development Agency. The termination of the Lease will be considered effective upon the last signature to this letter.

Please also feel welcome to contact me or the Development Agency should you have any questions or need any further information.

Sincerely,

Gary Schmidt
County Administrator

Vigor Industrial LLC

By: _____

Date: _____

Name: _____

Title: _____