



DAN JOHNSON  
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD I 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.**

<b>Previous Board Action/Review</b>	<ul style="list-style-type: none"><li>11/10/2010: Ground Lease for the Laydown Yard and Streetcar Facility</li><li>02/28/2011: Amendment No. 1 to the Lease</li><li>07/10/2014: Amendment No. 2 to the Lease</li></ul>		
<b>Performance Clackamas</b>	<ul style="list-style-type: none"><li>Vibrant Economy</li><li>Public Trust in Good Government</li></ul>		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	No
<b>Contact Person</b>	Dan Johnson	<b>Contact Phone</b>	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

For Filing Use Only

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**

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Chair

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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: \_\_\_\_\_