

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 2023-061**

Declaring a Portion of the Juvenile Justice Complex Temporary Surplus; and Approving a Lease Renewal.

**The Multnomah County Board of Commissioners Finds:**

- a. Approximately 1,724 square feet of space (the "Premises") within County owned Juvenile Justice Complex ("JJC") located at 1401 NE 68th Avenue, Portland, Oregon is not needed for any County use and is presently being used by CASA for Children, Inc. an Oregon non-profit public benefit corporation ("CASA"). Pursuant to FAC-3, Sec. IV, it is appropriate to continue to declare the Premises temporary surplus in order to continue to lease the space.
- b. CASA's original lease is set to expire on June 30, 2023, and all renewal options have been exercised. There is mutual desire between the County's Department of Community Justice and CASA to continue to lease the Premises at JJC to CASA for its youth program for an additional two year term, with a right to renew for up to five additional two-year terms which could extend the lease until 2035.
- c. The continued lease of the Premises will allow CASA to remain in close proximity with State Court Offices and Multnomah County programs provided at the JJC. The County's Department of Community Justice believes that this is a productive and appropriate co-tenancy and has program benefits.
- d. It is in the best interests of the County to declare the Premises temporary surplus and to execute a lease renewal substantially in conformance with the terms set forth in Exhibit 1 (the Lease Renewal) to this Resolution.

**The Multnomah County Board of Commissioners Resolves:**

1. The Premises is declared temporary surplus for the term of a lease (as extended by renewal or amendment) executed in substantial conformance with the terms set forth in Exhibit 1 (Lease Renewal) to this Resolution.

2. The Chair is authorized to execute such lease and any ancillary instruments and to execute renewals or amendments of the same without further Board action.

**ADOPTED this 22nd day of June, 2023.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jessica Vega Pederson, Chair

REVIEWED:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By: \_\_\_\_\_  
Andrew MacKendrick, Sr. Assistant County Attorney

SUBMITTED BY: Tracey Massey, Director, DCA and CIO

## FOURTH AMENDMENT TO LEASE #R-78

BETWEEN: MULTNOMAH COUNTY, OREGON LANDLORD  
Facilities and Property Management  
401 N. Dixon St.  
Portland, OR 97227

AND: CASA FOR CHILDREN TENANT  
Court Appointed Special Advocates (“CASA”)  
1401 NE 68th Avenue  
Portland, OR 97213

Dated: June 22, 2023

### RECITALS

1. Landlord and Tenant are parties to a Lease commencing June 10, 2015, for space located in the building known as the “Juvenile Justice Complex” at 1401 NE 68th Avenue, Portland, Oregon (“Lease”).
2. The Lease is set to expire on June 30, 2023, and all renewal options have been exercised.
3. Tenant desires to renew the Lease, and extend the Lease for a two (2) year period commencing July 1, 2023 through June 30, 2025, with a right to renew for up to five (5) additional two-year terms, and Landlord desires to facilitate the same.

### AGREEMENT

The parties agree as follows:

#### A. Amended Terms and Conditions.

1. Section 1.1 of the Lease is amended such that Tenant and Landlord hereby agree to a two (2) year extension of the term commencing July 1, 2023 through June 30, 2025, unless sooner terminated as provided in the Lease.
2. The first paragraph of Section 1.3 of the Lease is deleted and replaced with the following: “If Tenant is not in default at the time the option is exercised or at the time the renewal term is to commence, Tenant shall have the option to renew this Lease for FIVE (5) successive terms of two (2) years each, as follows:”

#### B. Remainder of Agreement.

1. Base rent shall continue as GRATIS.

2. Except as expressly provided herein, all other terms of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates set opposite their signature below:

FOR LANDLORD:

Multnomah County, an Oregon  
political subdivision



By: Jessica Vega Pederson, Chair

Date: June 22, 2023

FOR TENANT:

CASA FOR CHILDREN - ("CASA")



By: Betsy Stark Miller, Executive Director

Date: 6.21.2023

Reviewed By:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON



Andrew MacKendrick  
Sr. Assistant County Attorney

Date: June 21, 2023